

**False Creek South:
Demographic Analysis 2012
- Full Report -**



re*plan

**Produced for the
False Creek South Neighbourhood Association Planning Committee**

TABLE OF CONTENTS

1. Summary of Findings.....	3
2. Introduction.....	4
2.1 Background & Purpose.....	4
2.2 Data and Area Definitions.....	5
3. Demographic Analysis.....	8
3.1 Population.....	8
3.2 Age.....	9
3.3 Household Income	12
3.4 Household Mix.....	14
3.5 Households and Number of Bedrooms.....	16
3.6 Other.....	18
a) Mobility Status.....	18
b) Visible Minorities and Languages.....	18
c) Additional Information on Age and Size of Unit by Type of Household.....	19
5. References and Endnotes.....	22

1. Summary of Findings

This report's purpose is to use the most current information on population and households to examine the changing nature of the False Creek South community, with emphases on the social mix targets the area was intended to achieve and the occupancy of its housing stock.

False Creek South today comprises of roughly 2,800 households and a population of 5,000 people. The average age of residents has continuously increased since its beginnings in the 80's. The number of children/teens under 19 has continuously decreased from 21% in 1986 to about 13% in 2001 and has since been stable. The share of seniors (65 years and above) was close to the regional average of the Vancouver Census Metropolitan Area (CMA) in 1991 (12%) and has since then been increasing to today 26%, compared to 16% in the CMA. While the original population's major share (roughly 50% in 1991) was in the 20 to 44 age-range, today about 60% of FCS's residents are older than 45 years. In comparison to other inner-city neighbourhoods, False Creek South has a much higher number of seniors, but also a slightly higher number of children. The number of middle-aged and young adults however is much lower. The latter is similarly apparent when compared with the CMA. Significant changes are likely to occur in the next years. The nature of developments will heavily depend on the outcome of the renegotiation of lease terms and, thus, property values and housing affordability.

In terms of income the CMA and False Creek South are much more similar than False Creek South and False Creek North. Sixty percent - 1,795 out of 2,965 private householdsⁱⁱ - were situated on leasehold land in 2006. The leasehold area's low-income population is 11% greater than the freehold area's. Medium-income household prevalence is 10% higher than in the CMA on freehold land, but only 1% on leasehold. The proportion of high-income households on leasehold-land is lower than the CMA average and is higher than the latter on freehold land.

When looking at the household mix in the community we can say that between 1996 and 2006 households without children and an elderly household maintainer have increased and families with children have become less. In 2006 the CMA consists of 30% families with school-aged children; 30% couples, a quarter single and non-census family households and more than 20% senior households (mostly singles). False Creek South has half the share of families with children than the Vancouver CMA, which is balanced out by more seniors and more single-person householdsⁱⁱⁱ. Lastly, in relation to False Creek North there are slightly less families with children in False Creek South, while there are significantly more seniors.

There appears to be a significant under-occupancy of 2-bedroom units in the community. Forty-five percent of all households in False Creek South are occupied by only one person in a one- or two-bedroom unit. Over three quarters of people in these households are over 45 years of age and, thus, unlikely to form families with children in the future.

2. Introduction

The False Creek South Community is situated on land for the most part leased from the City of Vancouver. These leases will expire within the next 20 to 25 years. The False Creek South Neighbourhood Association Planning Committee (FCSPC, commonly known as *re*plan*) - was formed in the end of 2011 to address these issues by initiating a community-based planning process. Part of it has been to identify opportunity sites for infill development, examine best practice examples for future tenure models, start a dialogue with the City and erect a community-based financing mechanism to maintain and professionalize the engagement. Developing an understanding of the community's composition through demographic analysis is an initial step in planning for the future. It provides the ability to *re*plan* accordingly. The analysis presented here, thus, puts the community into regional and local perspective and evaluates its developments against selected indicators, such as being an inclusive community. In this spirit this report aims to be a valuable contribution to the ongoing process.

2.1. Background & Purpose

False Creek South was brought to life at a time of rapid changes in the urban environment. Countering a growing suburbanization process meant bringing back families to the city by creating a **desirable and affordable** residential environment. False Creek South was the first area in Vancouver that was intentionally planned to be a socially diverse community and has since remained the only one which ever set comparably ambitious targets. The community's success in being socially-diverse was to be evaluated in comparison to the Vancouver Census Metropolitan Area (CMA). Social-mix-objectives encompassed household mix, income distribution and age levels. Built form was one lever to influence the composition of the new community and the rationale for leasing land or allowing partial payment of leases was to reduce the overall cost of housing (e.g. making housing projects cheaper). Ownership over most of the area also gave the City the ability to provide different forms of tenure types, namely non-market housing in form of co-ops and non-profit rental, as well as market rental and condominiums^{iv}. These tenure types secured a significant stock of housing for lower-income families. To track the success of its policies and efforts, the City used demographic analysis in which it evaluated FCS's development in relation to other inner-city areas and the greater Vancouver Region. The last

report was published in 2001, using 1996 data^v. **This report provides up-to-date information on the community's income mix, unit occupancy, age levels and its household mix, in order to understand its relative performance.** It aims to be a tool to identify and evaluate upcoming challenges and to be a contribution to the discussion of necessary interventions to reach varying objectives, such as being inclusive, insuring ageing in place or providing affordable housing. Thus, a core advantage of conducting a demographic analysis is to know where FCS draws near core objectives of the City and where deficits become apparent, as well as to know its overall "strengths" and the needs it serves. Throughout the report, the region serves as the main point of comparison across the analysis. The assumption that FCS can be seen as *inclusive* as long as it compares to the greater regional average was the original reasoning to use this indicator. It is noteworthy to mention that the discourse in the city, as well as in the community continuously shifts. Recent community development plans place more emphasis on objectives such as economic return or density. As the discourse is not set in stone different indicators could be considered, such as the ability to age in place, the ability to work close to home, or indicators of "greenness".

2.2. Data and Area Definitions

Limited data is available on social characteristics for the community level. Although the Canada Census provides data on individuals and households, linked to the housing they occupy, data is published only for Statistics Canada's standard areas in standard tables which may not match well to the area of interest or display the desired information. Non-standard tables and non-standard areas have been acquired by the City for False Creek South in the past. Using 2011 data, however, requires the use of standard Census products for standard areas. In our case, the area of analysis - which is the False Creek South Community - extends from Cambie Street in the East to Burrard Street in the West. To the south it is bounded by West 6th Avenue, which transitions into West 4th and subsequently Fir Street close to Granville Bridge. Pennyfarthing Drive separates it from non-residential areas close to West 1st Avenue. This area corresponds largely with Statistics Canada census tract area 49.02 as seen in Illustration 1. This area will be referred to as **CT49.02**. Where it was necessary to maintain comparability over time (population, age and household development) CT 49.02 was used unmodified. For the analysis of FCS's 2011 income-distribution (Illustration 6 and 7 (p.12))

dissemination area (DA) 153687 (seen in green on the map) was excluded to attain more accurate numbers^{vi}. When the DA was manually excluded, the reference **FCS*** is used. In order to explore the age and size of units by types of households (Illustration 11 (p.19)), as well as the overall household mix (Illustration 8 (p.14)), user-defined areas, acquired by the City for 2006, were used. Reference is made as **Custom Tabulation FCS or simply FCS**. These user-defined areas are custom-digitized by Statistics Canada and are not comparable to CT 49.02 as they correspond exactly with the areas of the different development phases which ended with the development of the privately-owned Johnston Terminal Site between 1983 and 1989 and Area 10a in 1988^{vii}.

It is important to keep the different phases of development in mind when looking at the different time-series in the report (Household Mix and Population Development). Also, the differentiation between City-owned and non-City-owned land, as highlighted in Illustration 1, is important when assessing the success in providing housing to residents with varying incomes in Chapter 3.3.

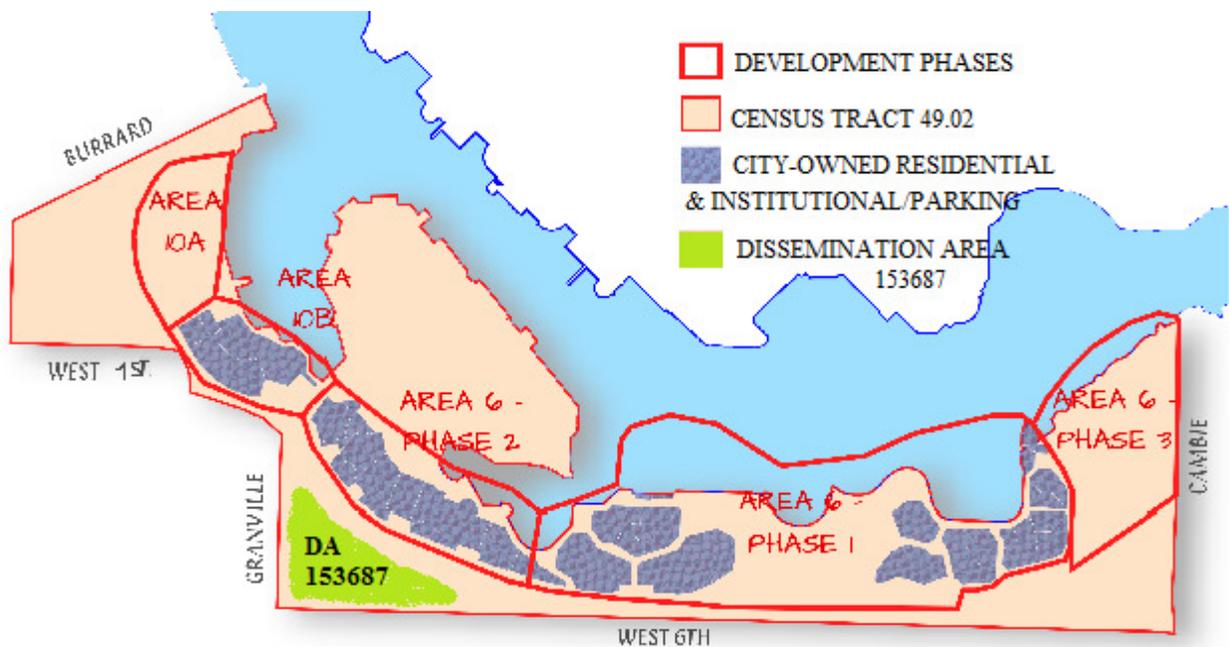


Illustration 1: Area of Demographic Analysis: False Creek South Shore - Sub Areas (FCS); Based on Image by P. Raynor

In addition to the comparison with the CMA, when looking at the age-distribution over time FCS is compared to Census Tract 49.01 (**CT49.01**). This area corresponds with the Fairview Slopes Neighbourhood and parts of lower Mount Pleasant to the east of Cambie Street. The advantage of this comparison lies in similar periods of original redevelopment - but without comparable social-mix

objectives. Although False Creek South was redeveloped from an industrial, rather than residential background like Fairview Slopes, the similar age of building structure suggests a comparable development process. Redevelopment post 2001 in South East False Creek, known as Olympic Village, and on the east side of Cambie Street have been taken into consideration. To maintain comparability over time when using CT49.01, a large dissemination area (DA 59153146) that includes these new residential areas was excluded. To reflect these adjustments the abbreviation **CT49.01*** will be used. The North Shore of False Creek, which is referred to as False Creek North (**FCN**), is another custom-digitized area that does not correspond with any standard census tract. It is referenced in Chapter 3.3: Household Income and Chapter 3.4.: Household Mix. Areas of CT49.01* and FCN are shown in Illustration 2.

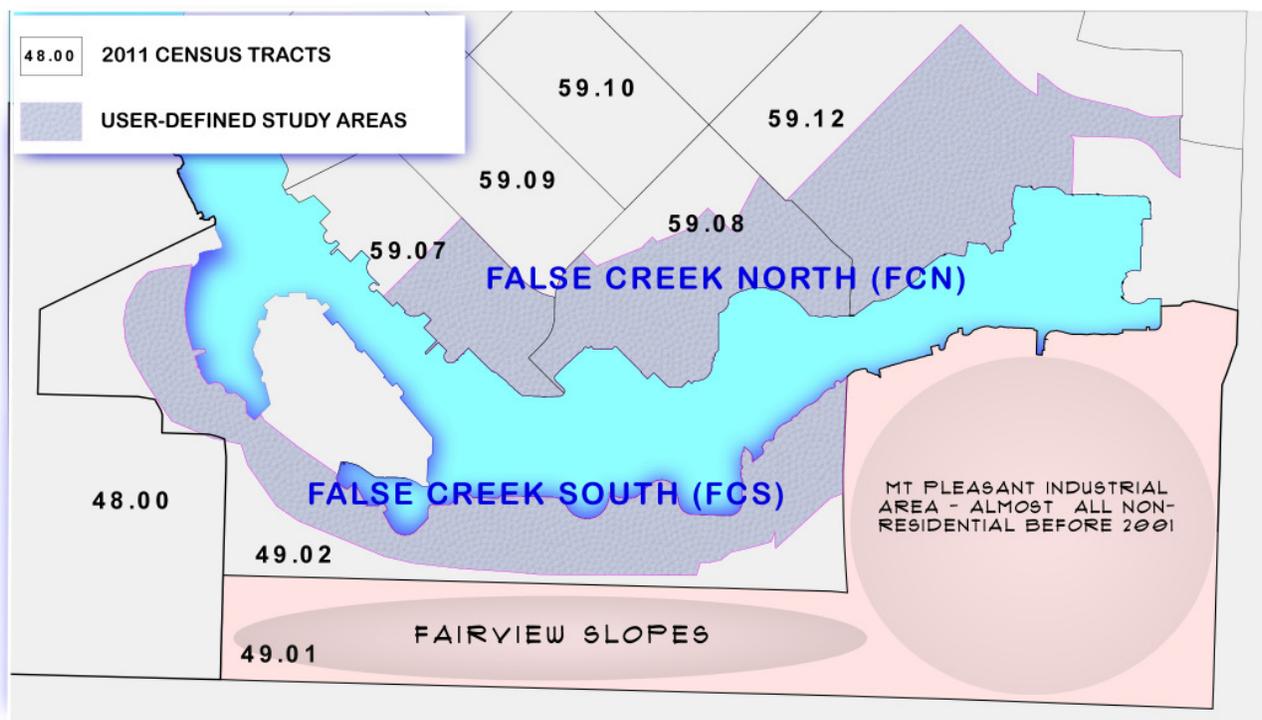


Illustration 2: Area of Demographic Analysis: False Creek North Shore (FCN) and CT49.01;
Image by P. Raynor.*

3. Demographic Analysis

3.1. Population

	1981	1986	1991	1996	2001	2006	2011
Total Population	2,571	4,736	5,685	5,550	5,909	5,817	5,788
Number of Private Households	1,175	2,260	2,895	2,945	3,180	3,155	3,116
Average Number of Persons in Private Housholds	2.2	2.1	2.0	1.9	1.9	1.8	1.9

Table 1: Population and Household Development in False Creek South (CT 49.02).

Total population includes population in collective dwellings. Private Households excludes, unoccupied private dwellings and private dwellings occupied by temporary residents.

The Population and household development in False Creek South is quite straightforward. Major increases until 1991 correspond with the development phases (see Illustration 1). The increase between 1996 and 2001 is attributable to developments in the dissemination area (see Chapter 2.2). While the total population has since slightly decreased, the average number of persons (in private households) has remained fairly stable since 1996. CT49.02 today comprises of roughly 3,100 households and a population of 5,800. The adjusted numbers (FCS*) show a population of 4,975 persons in 2,785 private households^{viii}.

3.2. Age

In 1981 the major share of the population is between 20 and 44 years old. There is the same percentage of children (population below the age of 19) in the community as in the whole CMA, while there are less people above the age of 45^{ix}. In 1986 there are now 21% children in CT 49.02, compared to 26% in the CMA. The young adult group is still increasing as construction proceeds. The following section now compares the state of 1991, after all major development has finished, with 2011.

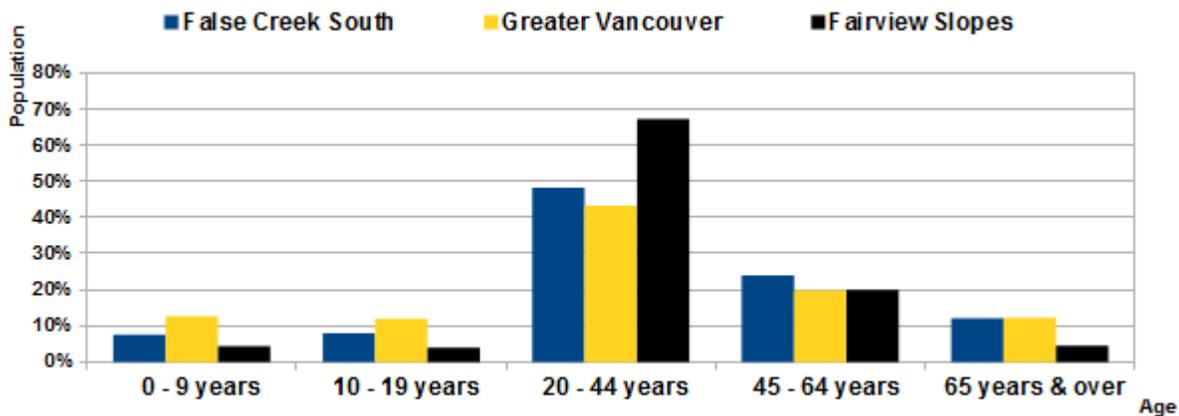


Illustration 3: Share of Total Population in Age Groups 1991
CMA, FCS (CT 49.02), FVS (49.01), 1991.

In
1991

, we can observe a further drop in the number of children to 15% (see Illustration 3). The number of children and teenagers in FCS (CT49.02) has stabilized. This number will only decrease to 13% in 2011 (see illustration 4). Changes likely reflect the finalization of the freehold areas in the west and the east through which the frame of reference changes as non-market housing is less dominant in these areas. Additionally, "by the time of the 1991 Census, the market-rental projects built under the early 1980s Federal MURB program had been sold off as condominium units"^x. The CMA at the same time has still 25% children. Fairview Slopes at that time has 6% of its population in the age range til 19 years old and shows a significantly lower number of elderly, but a 20% higher share of adults in the 20 to 44 years age-range. In the ten following years ('91-'01) a drop of 12% occurs in the 20-44 age group. As

people move through the *household life cycle*, turnover is an important influence on the age mix.^{xi} A high rate of movers is evident when looking at mobility rates, which has been done in The City of Vancouver's (2001) report and is also visible in 2006 mobility rate tabulations. The likelihood of moving decreases with an increase in average age. This is evident when comparing mover-rates between 1991-1996 (55%; FCS) and 2001-2006 (42%; FCS*) (see Chapter 3.6.: Mobility Status).

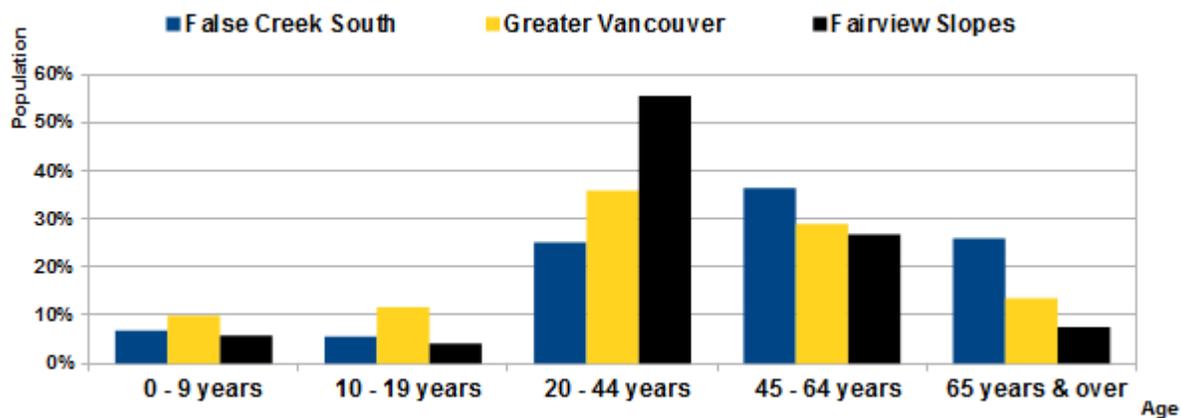


Illustration 4: Share of Total Population in Age Groups 2011
CMA, FCS (CT 49.02), 49.01, 2011.

The described developments result in a community of residents of predominantly (62%) 45 years and older and about 13% children and teenagers in 2011. The 20-44yr age-group represented almost 50% in 2001 and equals 25% of the total population in 2011^{xii}.

CT49.01* at the same time shows an inverted pattern as much more people are still found in the group of mid-aged households, with less seniors and a slightly smaller number of children^{xiii}. In comparison to the CMA, False Creek South seems more balanced than CT49.01* in terms of mid-aged and family households, but has a significantly higher number of people above 45. This observation indicates that FCS's population has aged with its buildings, while younger residents continue to represent the majority in CT49.01*. In short, FCS is much older than CT49.01* and, not as extreme, but still significantly older than the CMA. The community's proportion of young and middle-aged adults developed to the contrary, as it is very much lower than in FVS and also lower than in the CMA. The proportion of children is about half of the regional average in 2011.

We can conclude that the average age has continuously increased over time. The number of **children/teens** under the age of 19 has continuously **decreased** from 21% in 1986 to 13% in 2001 and has since been **stable**. The share of **seniors** (65 years and above) was close to the regional average in

1991 (12%) and has since then been **increasing** to the current percentage of 26%. The CMA's share of seniors has also increased to about 16%. While the original population's major share of roughly 50% was in the 20 to 44 age-range, today about 60% of FCS's population is older than 45 years. In comparison to the Fairview Slopes Neighbourhood, FCS has a much higher number of seniors, but also a slightly higher number of children. The number of middle-aged and young adults is much lower than in FVS, as well as in the CMA. Significant changes are likely to occur in the next years. The nature of developments will heavily depend on the outcome of renegotiation of lease terms and, thus, property values and investment security.

3.3. Household Income

Household income is the major factor governing access to housing and achieving a mix of income groups was one of the major objectives for False Creek South. The 2006 Census, with income data of 2005, provides the most current information on household income. A distinction is made between low-, mid- and high-income households and to calculate what is considered a low, a mid or a high income, the CMA overall population is divided into three equal parts. Each tertile represents one income-group. To be in the high-income category in the year 2005 a household had to earn more than \$77,800. To be in the low-income category a family or household must earn less than \$37,600 a year. Illustration 6 shows the difference between FCS*, the CMA and FCN.

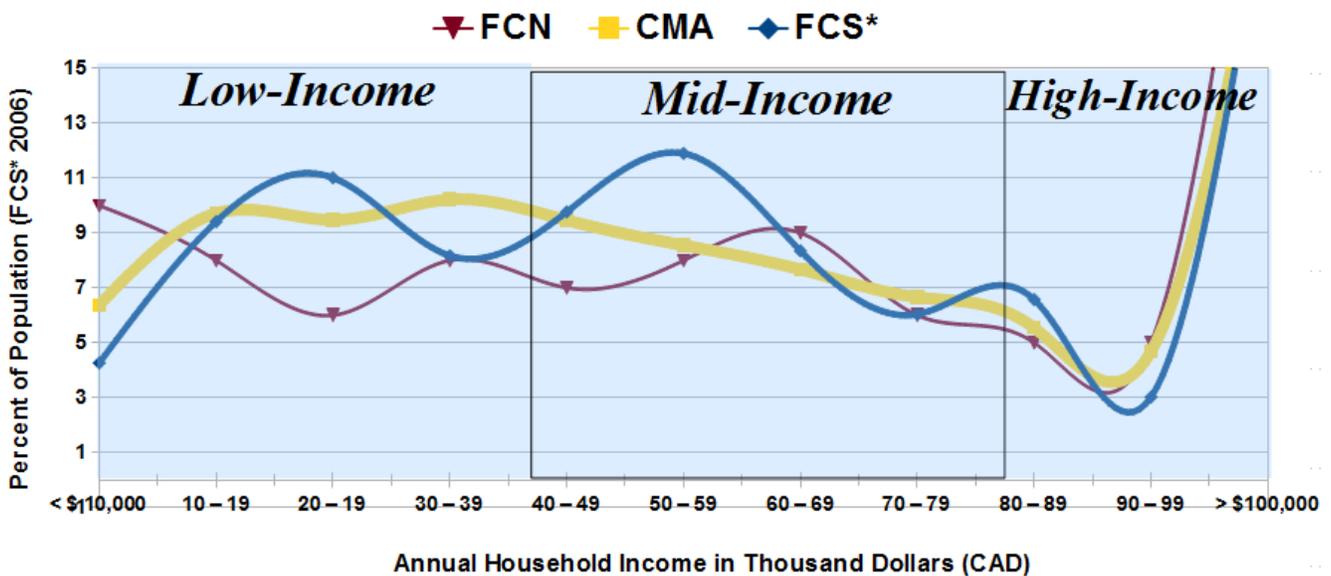


Illustration 6: *Income-Comparison 2006*
 FCS* 2006, Custom Tabulation FCN 2006, CMA 2006

The FCS* community has 4% more households in the mid-income and 2% less in the low-income category than the CMA. All in all, the Creek Community is quite similar to the CMA. Although fluctuations within the three categories are evident, the CMA and FCS* are much more similar than FCS* and FCN. FCN features a 6% higher share of households with high incomes, compensated by a 6% smaller proportion in the medium-income range. The generally higher proportion of low-income households in FCS* is set off by an exceptionally high proportion of households in the lowest income group (<\$10,000) in FCN.

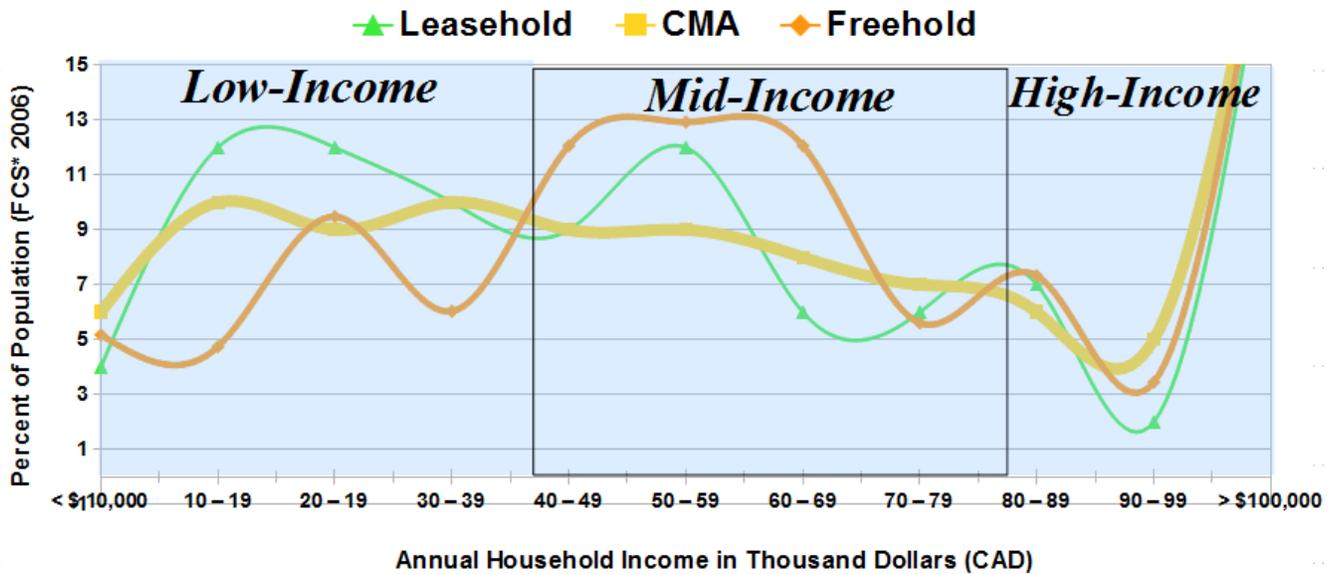


Illustration 7: Internal Income-Comparison 2006

CMA, Custom Tabulations City-Owned (Leasehold) and Non-City-Owned Land (Freehold), 2006.

Interesting in regards to the success of efforts to keep housing affordable is the comparison of income between City-owned and non-City-owned land. The latter provides for a number of non-market housing projects with the objective to provide for an even income-mix in the community. 60%, which means 1795 out of 2965 private households^{xiv} were situated on leasehold land in 2006.

The leasehold area has a 2% higher share of low-income households than the CMA. Simultaneously its composition is very remarkable in comparison to the the freehold area as the latter has a 9% smaller proportion in low-income households than the CMA which. Thereby the leasehold area's low-income population is 11% greater than the freehold area's. The picture is reversed when looking at medium-income household prevalence. Here the freehold area has a 10% higher share than the CMA and 11% higher than the leasehold land. Also, the proportion of high-income households on leasehold-land is lower than the CMA average and is higher than the latter on freehold land.

These facts are a clear indication of the success of affordability policies on leasehold land, related to the high proportion of non-market housing projects.

3.4. Household Mix

Because of concerns that families and lower income groups were not being served by new developments, in terms of price and suitability, and perhaps also because of a reaction to the lack of diversity in the public housing projects of the 1960s False Creek South was designed to explicitly attract families to an urban setting. This indicator was created to track its performance in achieving this goal. The aim of this chapter is to track FCS's performance over the last decade and in relation to other inner-city neighbourhoods. The most current data dates back to 2006 custom tabulations.

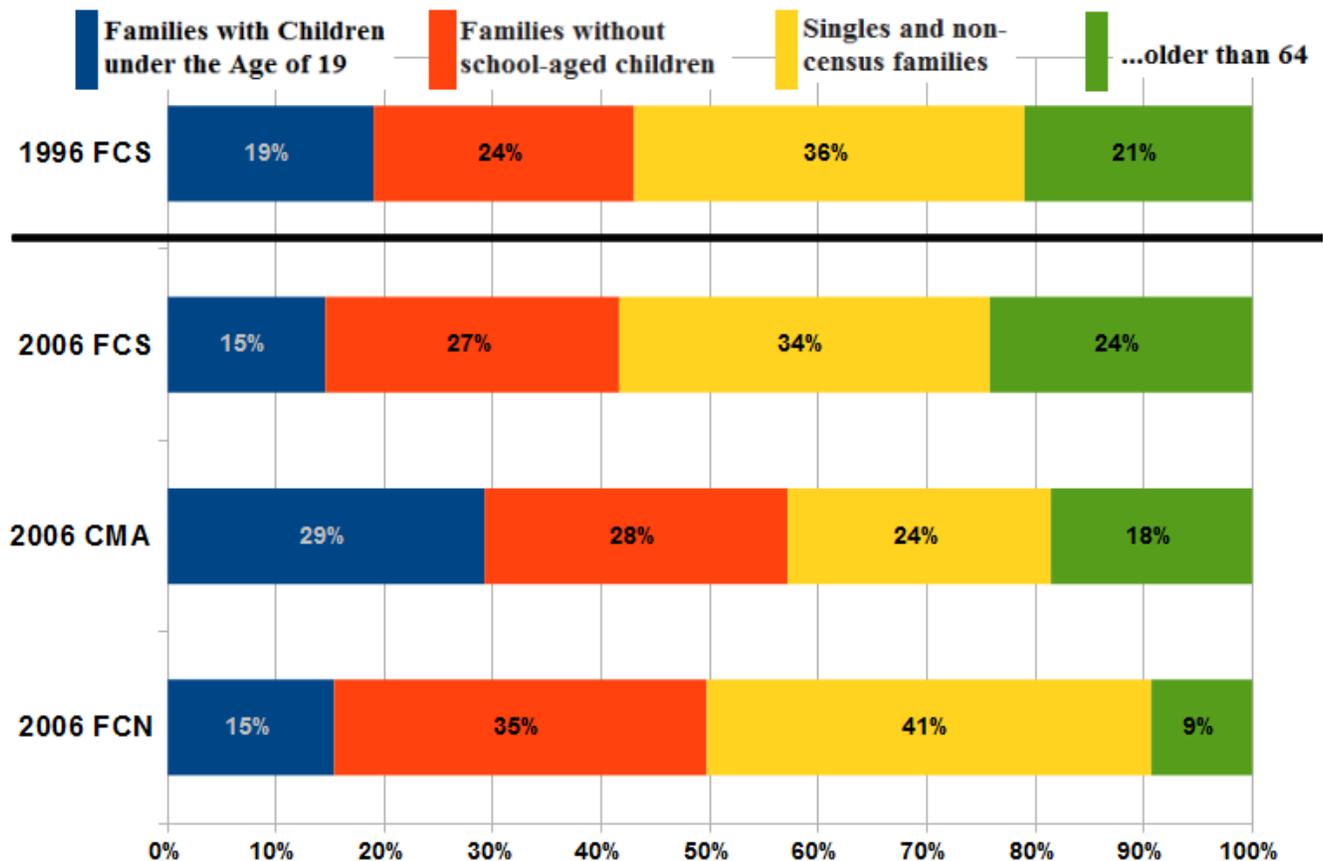


Illustration 8: **Household Mix**

Custom Tabulation FCS 1996/2006; Custom Tabulation FCN 2006; CMA, 2006;

The key on top of Illustration 8 shows the four different categories we want to compare by highlighting the share of households in each category.

Families with any children under 19 years of age fall into the **blue** category. If there are no children and the household maintainer^{xv} is over the age of 64 they are part of the green category. Non-family households, meaning people who live alone or with people in a non-family relationship, are in the

yellow category^{xvi}. All those who have a family-relationship, but where the household maintainer is younger than 64 or the children are older than 19 are labelled in **red**^{xvii}.

In order to understand the trends the FCS 1996 distribution is compared to the most recent numbers from 2006, which are then contrasted to the regional level. By comparing False Creek South to False Creek North we gain the perspective of a younger development's household composition.

In **1996**, as seen in the top row of Illustration 8, FCS is comprised of 20% children and 20% seniors and its highest share (about one third) falls into the singles and non-census family category. Until 2006 two noteworthy changes have occurred: The number of those **households without children and an elderly household maintainer have increased (green) and families with children have been reduced (blue)**. We can hereby infer that some children are moving out, meaning that families age in place (increase in red) and/or that families with grown-up children are being replaced by in-movers. The decrease in the yellow category (non-census families) means that singles are either replaced by couples or that they are moving towards retirement age.

In rough numbers, in 2006 the CMA consists of 30% families with school-aged children; 30% couples or parent-child households with grown-up children, 25% single and non-census family households and roughly 20% senior households. In comparison, **FCS has about half the share of families with children as the CMA** and there are 10% more single and non-census-family households and also a higher percentage of seniors (a total of 24% out of which 15% are singles and only 9% couples). In essence FCS has half the share of families with children than Greater Vancouver, which is balanced out by more seniors and more single-person households^{xviii}. **In relation to FCN there are slightly less families with school-aged children in FCS, while there are significantly more seniors.** Not surprising in the context of the inner city is the, with 41%, in comparison to the CMA extraordinarily high number of non-census family households in False Creek North. With 34% this rate is significantly lower in FCS. While the equal distribution of households with children is striking, it is also worth mentioning that **False Creek South's share of lone-parent family households is double the share of False Creek North's with 4% of all households compared to 2%.**

In summary, FCS shows the expected high proportion of non-census family households of an inner-city neighbourhood, while having an unusually high share of senior households and a share of families with school-aged children that matches the north shore of False Creek.

3.5. Households and Number of Bedrooms

This chapter's intention is to examine the way the existing housing stock is utilized. Through customized tabulations from the 2006 Census we attain information on which kinds of units (classified by their number of bedrooms) are occupied by which types of households. This information (total number of units by type of household) is shown in Table 2^{xix}. By knowing the type of household we can infer if there is a likelihood of *under-utilization* for certain types of units. It is important to note that using the term under-utilization implies that bedrooms could be used in a different manner. As it is everyone's freedom to use their property to their desire (e.g. to have a home office or laundry room etc.), it is important to point out that our aim is to find space which could under certain conditions also be used in a different way. This knowledge is especially interesting with an increasingly ageing population and, thus, a high likelihood of changes to occur in the household-mix.

This serves as a first indicator for potential of re-utilization within the existing housing stock. The different colours indicate the likelihood of bedrooms being used for purposes other than as actual bedrooms. For red fields an *under-utilization* is not possibly given. For green fields we can be sure about the latter. Orange indicates uncertainty and need for *further investigation* - which will be done below.

Type of Household	Number of Bedrooms in Household					Total Units
	0 Bed	1 Bed	2 Bed	3 Bed	4+ Bed	
Husband-Wife with Child(ren)	-	45	210	135	25	420
Lone-Parent	-	30	165	45		250
Non-Family Household	105	625	710	25		1,455
Families without Children	5	210	515	55	20	805
Total Persons	115	1,275	2,985	775	140	5,295
Total Hhlds	110	910	1,610	260	45	2,930

Table 2: **Unit Occupancy by Household Types 2006**

Custom Tabulation FCS 2006; Colours indicate potentially underutilized bedrooms; (total no. of units: 2930)

As evident from table 2 is the majority of all units that could potentially be under-occupied - with a total number of 1,600 out of 2,930 - comprised of 2-bedroom units. An under-utilization in this case is most likely for single-person households and potentially given for families without children.

Most important is the close inspection of the 1,455 units occupied by non-family households. Furthermore, our data shows that 91% of these units are comprised of single-person households (see Illustration 9). This means that in 2006, 46% of all households in False Creek South are one-person

households (which constitutes an increase of 3% since 2001).

Taking age into account, interesting perspectives on probable upcoming developments arise: We know that roughly 15% of all non-family household occupants are above the age of 65 and that 35% of the overall population is over 45 and living in one-person households.

At the same time we also know that 710 of the units occupied have two bedrooms. Although we don't know the distribution of these 5%

of households which consist of more than one person, a large number of units occupied by only one person remains in any case (at least 535 units).

Since we know that 35% of all households are in this category and over 45 years of age, we know that a large part of changes in the community over

the next 20 years will be related

to its ability to serve the needs

of its ageing population - and the changes which will occur once people die or their demands cannot be met and thus, will be replaced by in-movers.

In addition we know that in 2006, 8% (235) of all households consist of families with children above the age of 19. These "households with mature children" constitute 45% of all lone-parent households (who in total occupy 45 3-bdrm and 165 2-bdrm units) and 76% of all husband-wife households with children living at home (who in turn lived in 135 3-bdrm units in 2006). These numbers indicate additional potential for changes and space to be set free, which has possibly already happened in 2012. Additional detailed information on bedroom size occupation by type of household and age can be found in chapter 3.6. c) (p. 19)

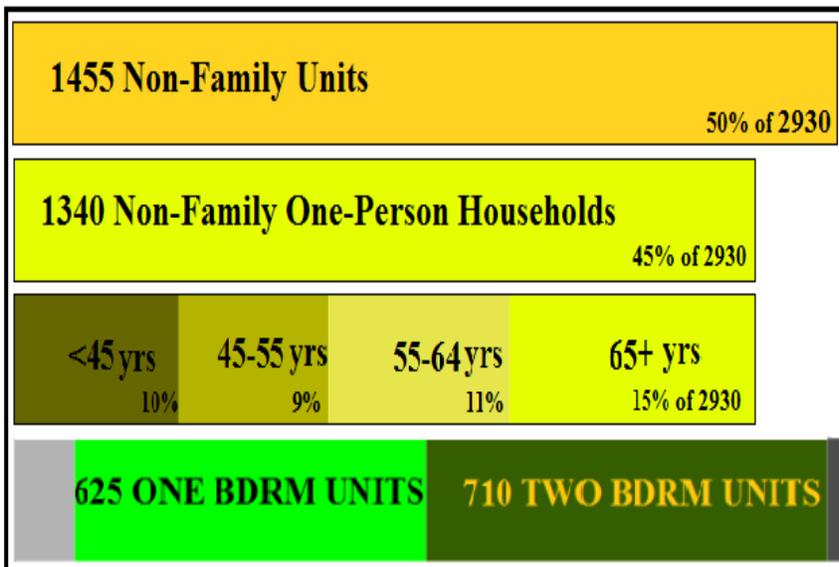


Illustration 9: Distribution of Non-Census Family Households by Age and Unit Size 2006 (see also Chapter 6 (c))

3.6. Other

a) Mobility Status

A misconception occurs when changes over time are attributed to an unchanging population rather than one which is subject to fluctuation. The community's ageing pattern for example suggests that the population has remained in place, but has only aged. This picture is proven false when mobility is taken into consideration: **We know that 42% of FCS*'s residents have changed their dwelling unit in the five years between 2001 and 2006^{xx}**. It remains unclear if people have migrated within or into the community. We can say with certainty that at least one third of all movers have come from outside their municipality, while two thirds have moved within the municipal boundaries of the City of Vancouver. The mover-rate between 1991 and 1996 was 55% (CT 49.02). In comparison FCS shows an 8% lower mover rate than the City of Vancouver as a whole.

b) Visible Minorities and Languages

The social mix objectives specified for FCS did not include ethnicity. Given the share of visible minorities in 1971 this is not surprising. Taking today's reality into account, an inclusive community could, if it does ask for the comparison with the greater region, take into account that 27% of the CMA does not speak English at home, while it is only 10% in FCS (CT49.02). There are 16% visible minorities in FCS, while there are 42% in the region in 2011.

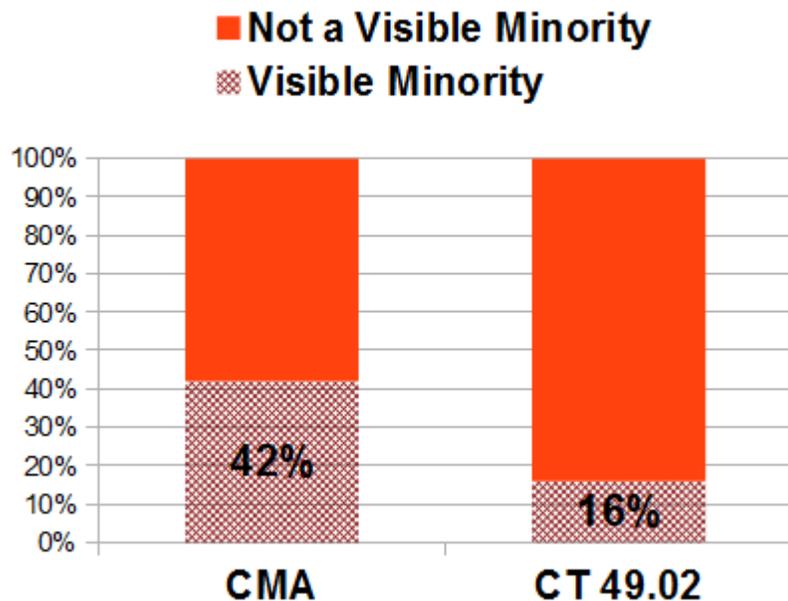


Illustration 10: **Visible Minorities in False Creek South 2011 (CT49.02) and the CMA, 2011**

c) **Additional Information on Age and Size of Unit by Type of Household**

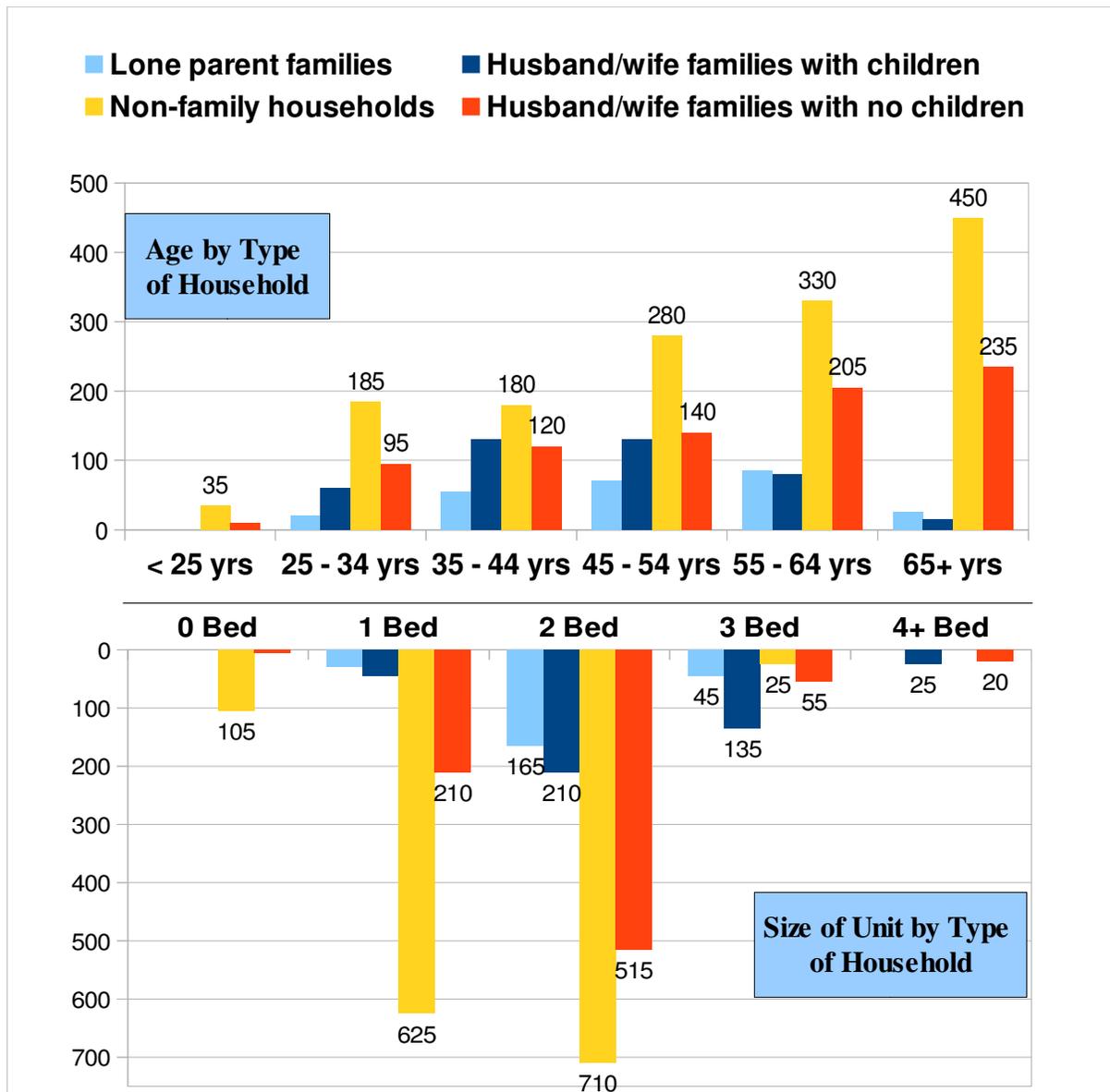


Illustration 11: Age and Size of Unit by Type of Household 2006
Custom Tabulations FCS 2006

The above Illustration gives a detailed overview over the distribution of household types by age and size of units. Although the colouring is kept similar to the graph showing the household-mix in chapter 3.4 (p.14) it is important to note that there are fundamental differences. While custom-digitized tables for the household-mix exclude children above the age of 19, this table does not. The blue categories

are, thus not comparable to households with children below the age of 19 in chapter 3.4. As mentioned in chapter 3.5. is a big share of families (lone-parent (45%) or husband-wife (76%)) comprised of children at adult age.

4. References and Endnotes

City of Vancouver (2001): False Creek South Shore: Evaluation of Social Mix Objectives. Housing Centre. Community Services Group.

Reference URL: <http://searcharchives.vancouver.ca/false-creek-south-shore-evaluation-of-social-mix-objectives;rad>

Paul Raynor, Personal Communication, December 03, 2012.

i Endnotes

- ii Custom Tabulations are not comparable to CT49.02 or FCS*. Please see Chapter 2.2. (p.5)
- iii Non-census family households with more than one person only represent 9 percent of all non-census family households, which live in 130 units of varying size (see chapter 3.5.: Households and Number of Bedrooms for more details on age and the distribution of bedrooms by household types)
- iv Non-market housing on City-owned land makes up roughly 80% of all non-market housing projects in FCS. Sixty percent of non-market units on City-owned land are spread out over 9 co-op projects. "The co-op program itself was intended to provide a social mix of income groups *within* each project and so only some of their units have rents geared to income." (City of Vancouver (2001): 16)
- v cf. City of Vancouver (2001)
- vi Dissemination area 153687 consists of Granville Island Village (@1345 W4th Ave.) with 146 Condos (completed in 1985) and two 12-storey buildings, namely *Modena of Portico* (@1425 West 6th Ave.) with 95 Units & *Carrara of Portico* (@1485 W6th Ave.) with 91 units, as well as 25 townhouses (completed in 2000).
- vii cf. *ibid.*
Custom-digitized and tabulated data for the National Household Survey, which replaced the old Sample Survey, will not be available until May-August 2013.
- viii Apparent change over time in the number of private occupied households is not the result of changes in the housing stock but reflects either changes in the number of unoccupied dwellings, dwellings occupied by temporary residents or changes in whether dwellings are classified as private or collective.
- ix All developments at this point in time were on City-owned land and a great share consisted of non-market housing projects with a focus on families. Without governmental subsidization a comparable age mix is unimaginable.
- x cf. *ibid.*
- xi cf. City of Vancouver (2001): 10.
- xii The Illustration below shows that the exclusion of Dissemination Area 153687 changes age patterns towards a slight increase in population 45+, as well as children and teens.

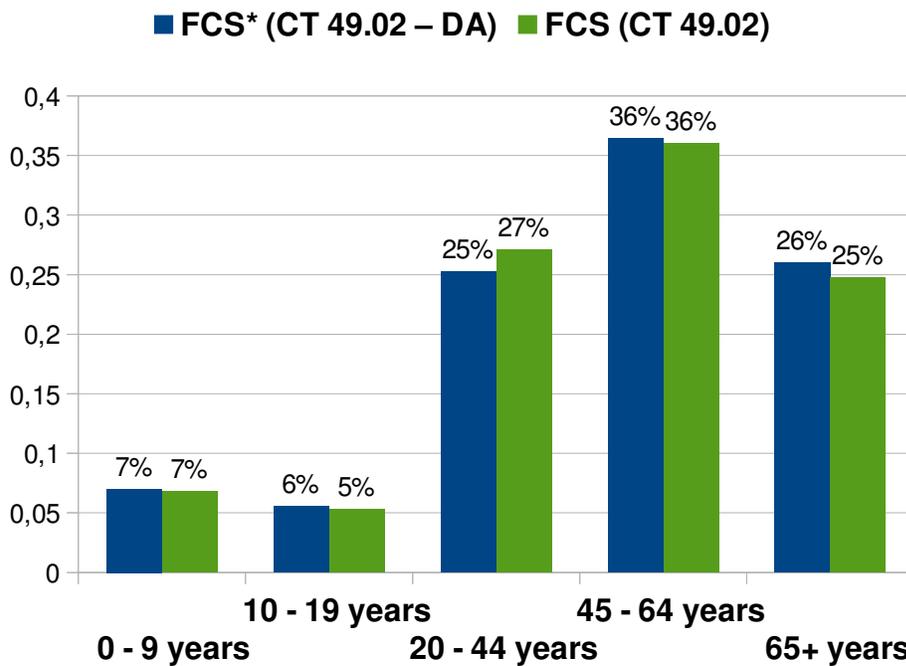


Illustration 5: Comparison of 2011 Age Structure under in- and exclusion of Dissemination Area 153687

- xiii Illustration 4 does not include the adjustments resulting from the exclusion of DA 59153146 (Olympic Village etc.). The

following table represents the shifts that would occur if it would be represented. The message delivered in the paragraph does not alter. False Creek's population still has a much greater share of people above the age of 45 than CT49.01*.

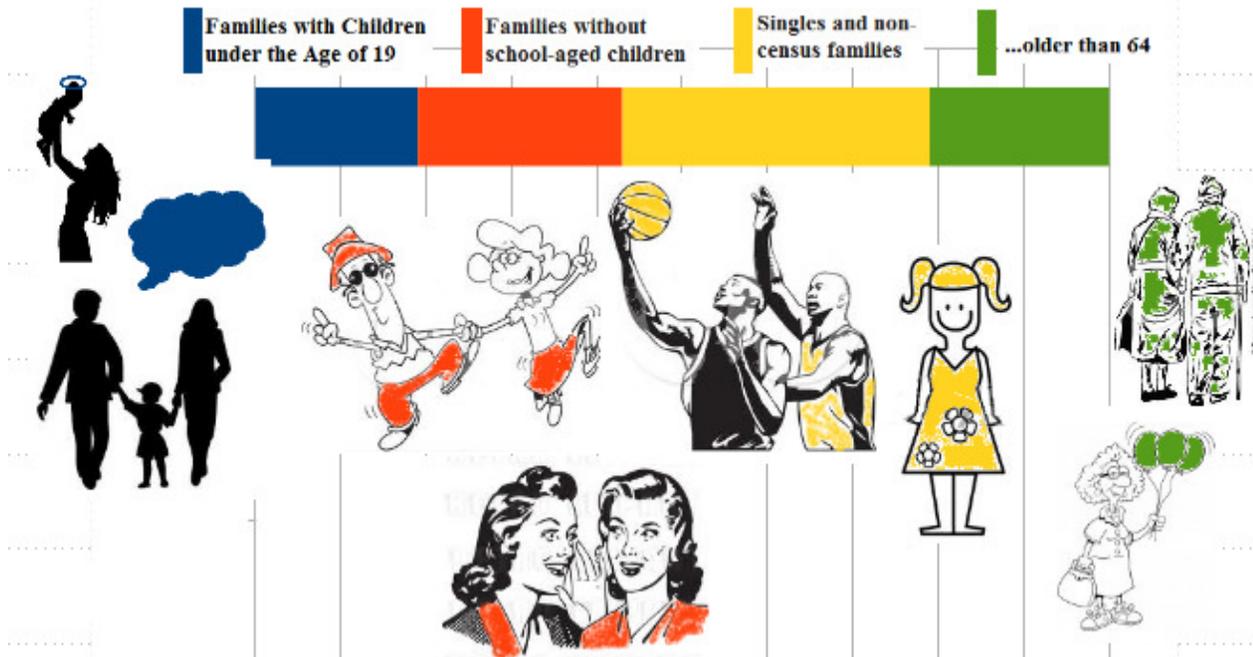
Age	CT49.01+	CT49.01
0-9	5.3%	5.8%
10-19	4.1%	4.1%
20-44	49.7%	55.7%
45-64	30.9%	26.9%
65+	10.0%	7.5%

xiv Custom Tabulations exclude DA591536 and are neither comparable to CT49.02 nor FCS*.

xv Household maintainer is 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 (Statistics Canada Definition).*

xvi The population used in this chart excludes residential residents.

xvii The illustration below represents the possible compositions of each category. (note: the red category comprises parents with non-school-aged children, represented by mother and daughter at the bottom of the illustration)



xviii Non-census family households with more than one person only represent 9 percent of all non-census family households, which live in 130 units of varying size (see chapter 3.5.: Households and Number of Bedrooms for more details on age and the distribution of bedrooms by household types)

xix The categories of households do not correspond between illustration 8 and Table 2. The definition of family-households with children in Illustration 8 excludes children above the age of 19.

xx Data on mobility rates for 2011 have not been released yet.