

Vancouver Plan: A Discussion with Experts about Planning & Growth

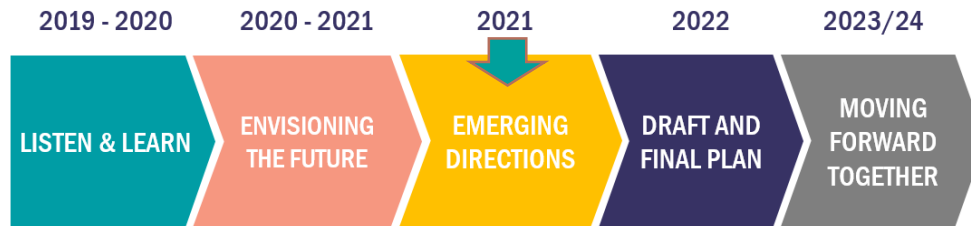
September 28, 2021



Vancouver Plan – Community Discussions and Events

Fall Engagement: Emerging Directions (Oct – Nov)

Big Ideas, policy directions and different approaches to grow



Five Council Workshops (Sept, Oct, Nov, Feb, Mar)

Today's Workshop

- How will decisions about future population, household and job growth impact Vancouver's land use planning and equity and climate action goals?

How can we make Vancouver more livable and sustainable?

The Vancouver Plan is our opportunity to meet key challenges and create a city with:

- More Equitable Housing and Neighbourhoods
- An Economy that Works for All
- Climate Protection and Restored Ecosystems

Your choices will lead to a new plan for the entire city, called the Vancouver Plan.

Sign up to join upcoming public engagements and have a chance to win a \$50 gift card to a local business.

vancouverplan.ca/events

For des traductions ou plus d'informations, veuillez consulter :
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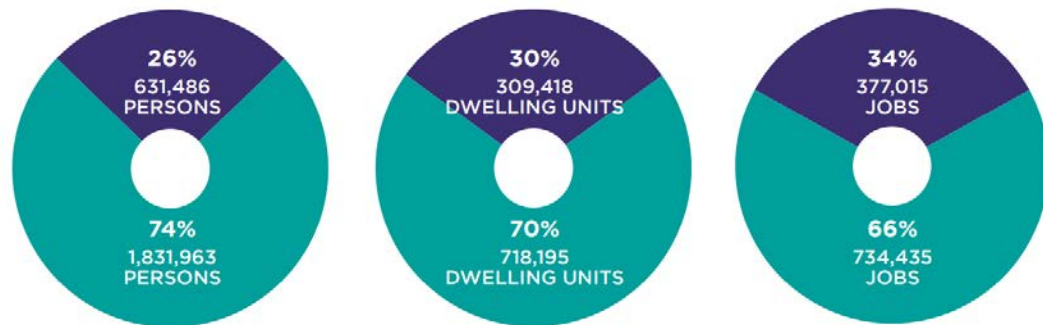
CITY OF VANCOUVER | Vancouver Plan | Planning Vancouver Together

Overview

Prominent city in a prosperous region

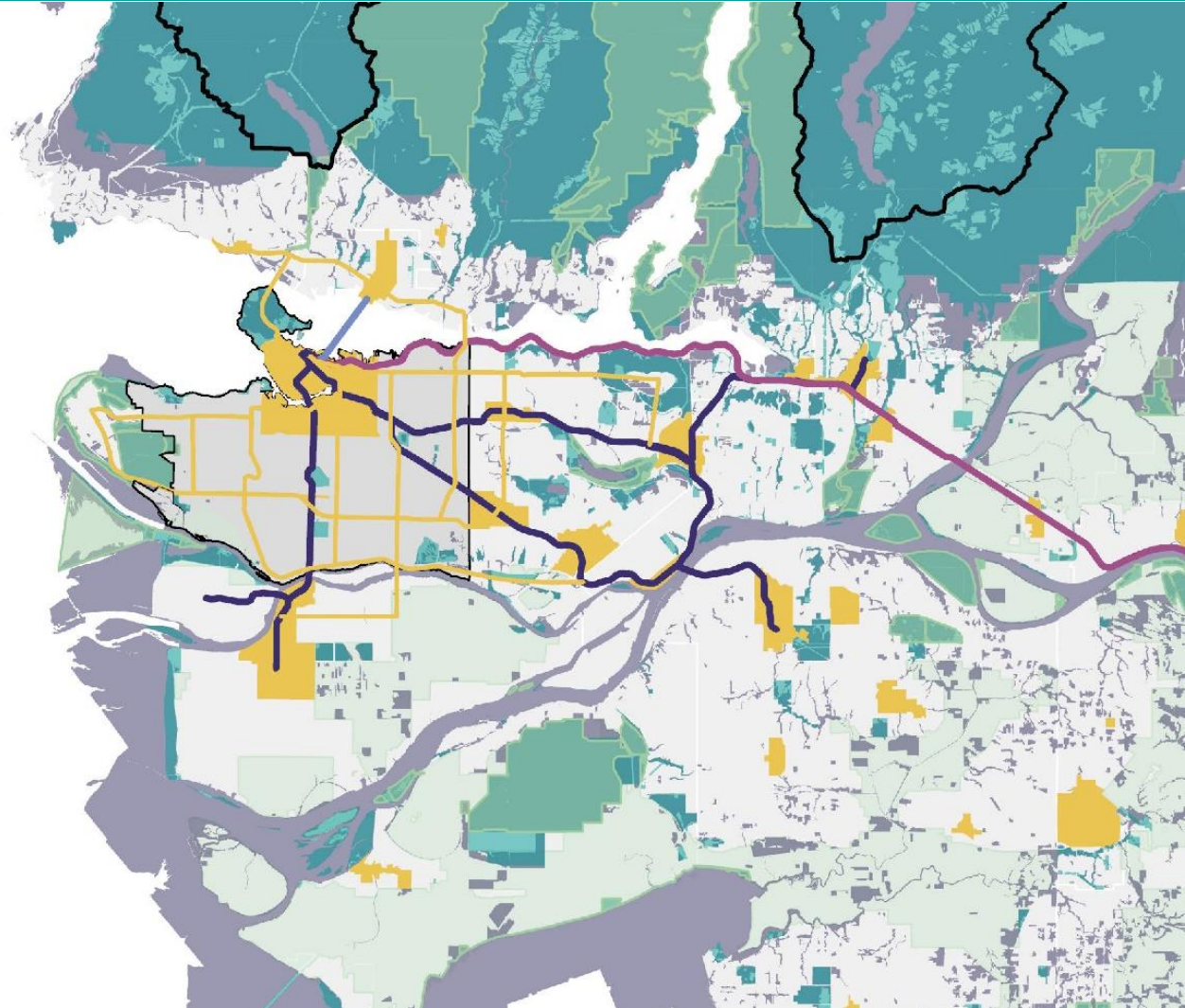
Vancouver is the vibrant, urban centre of a prosperous, growing region

People, Dwelling Units and Jobs in Vancouver and in the Region, 2016



■ Vancouver
■ Rest of Metro Vancouver

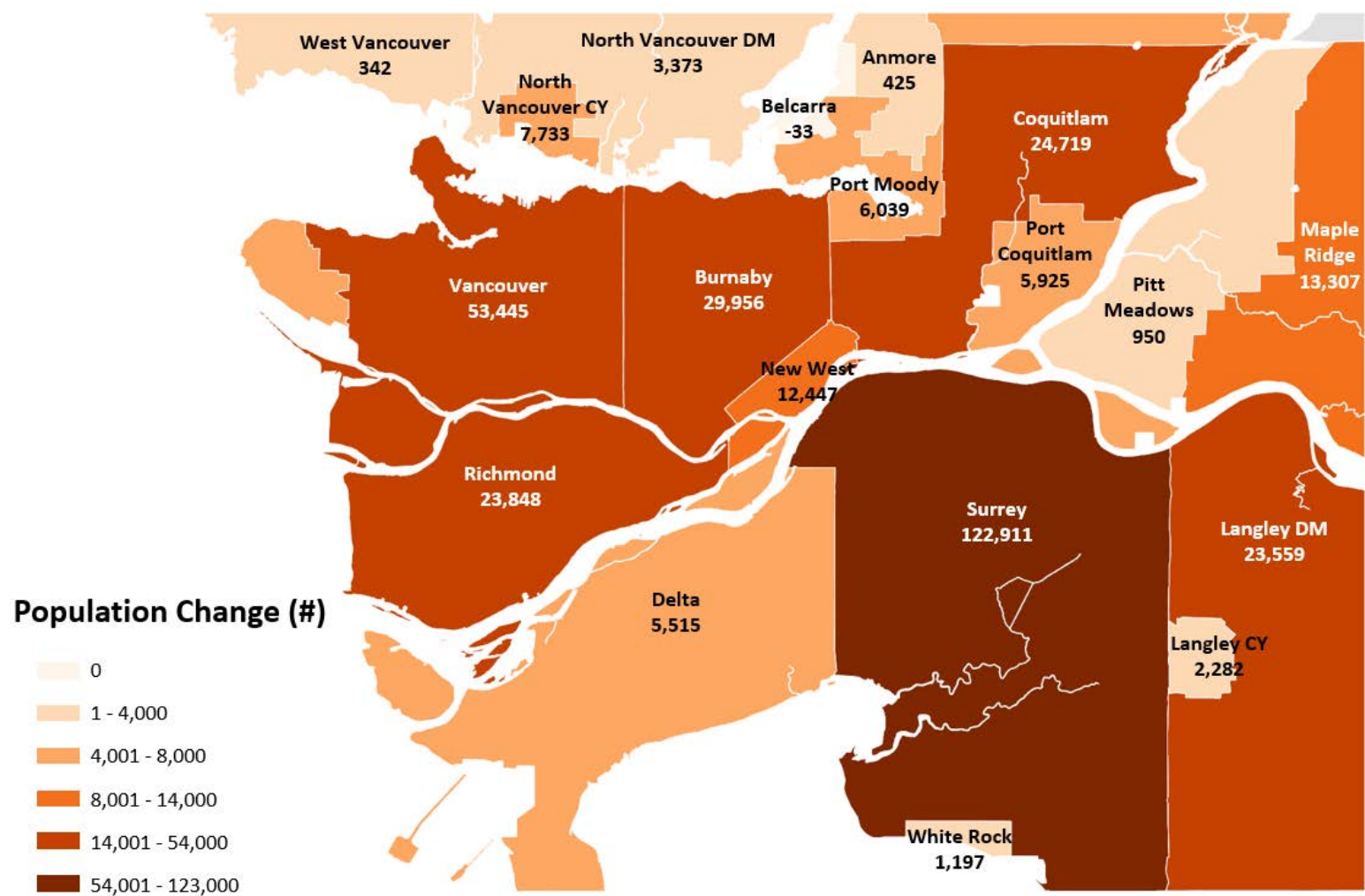
Source: Statistics Canada



Population growth across the region

The Vancouver metro region is growing, especially in the cities of Surrey, Vancouver and Burnaby

Population growth is expected to continue



Statistics Canada Census: Change in Population, 2006-2016

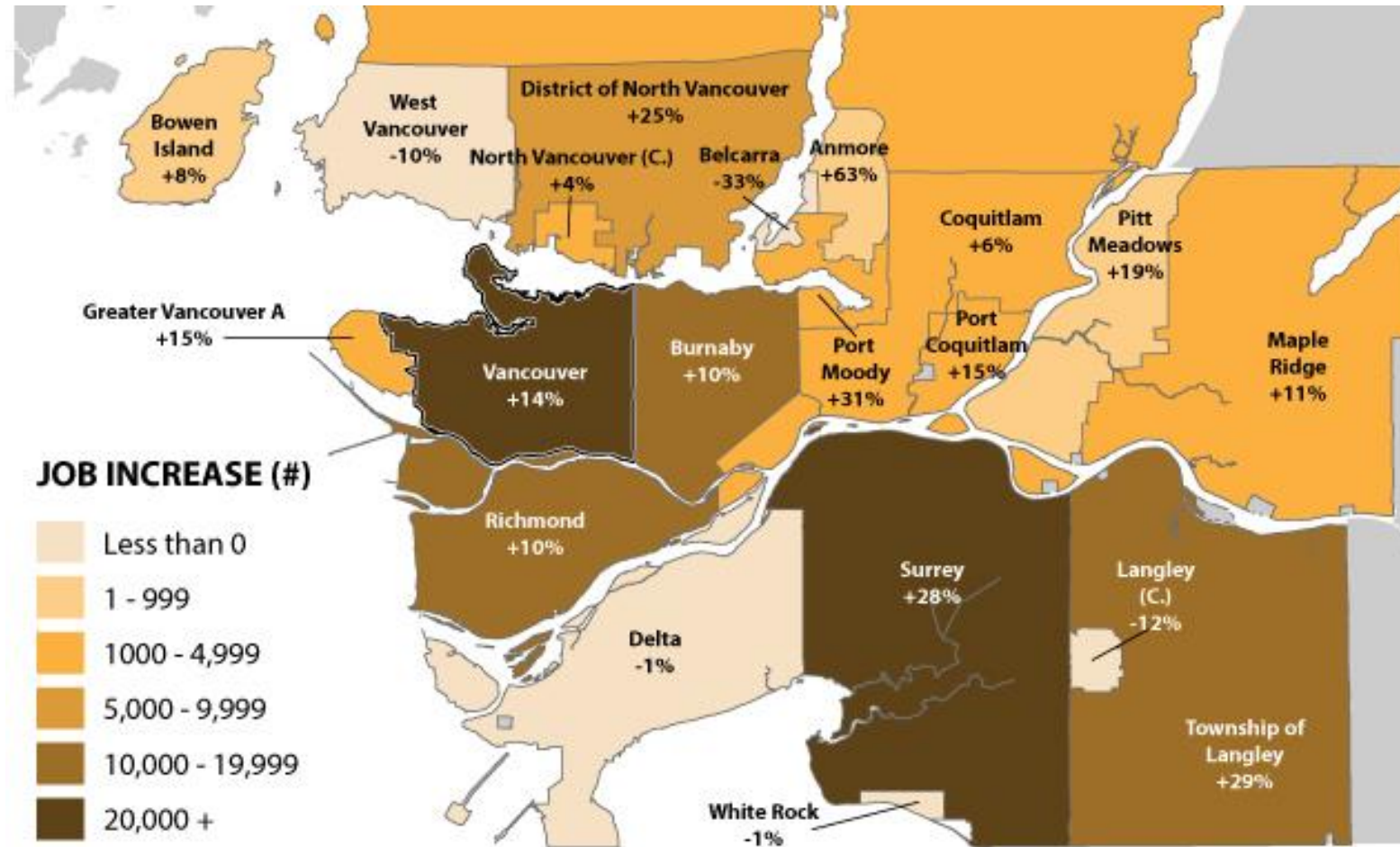
Jobs growth across Metro Vancouver

Vancouver plays an important and **unique role in the regional economy**

Vancouver continues to be a **preferred location for employers** with **~ 70%** of the office space under construction regionally

Job growth is expected to continue

Recent Census Data Shows Strong Job Growth in Vancouver & Surrey








Statistics Canada Census: Change in # of Jobs, 2006-2016





Vancouver's Role in the Regional Economy

Key Drivers of Job Growth in Metro Vancouver

Established Sectors

	Gateway and Transportation
	Tourism
	Information/Cultural
	High Tech
	Finance, Insurance and Real Estate

Emerging Clusters

	Technical Apparel
	Green Economy
	Medical Technologies
	Video Games and Interactive Media

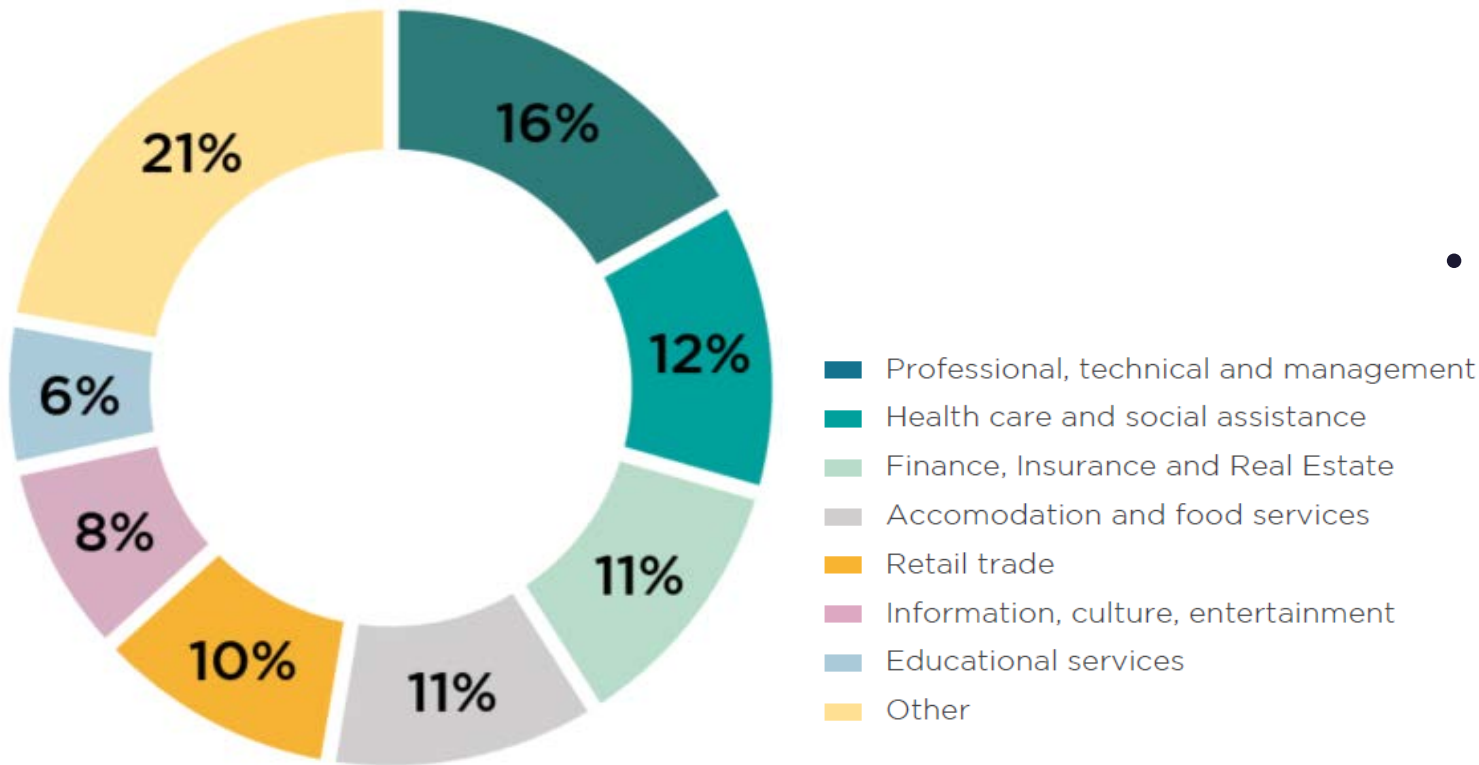
Source: Metro Vancouver: Regional Economic Prosperity Service

Vancouver's economic strength

- Large and growing concentration of jobs in **professional, scientific and technical services**
- Higher than average growth in **information & cultural industries** - **39%** growth in jobs vs. 0% in rest of region
- Regional centre for **knowledge based industries and innovation**

A diverse & growing workforce needs housing

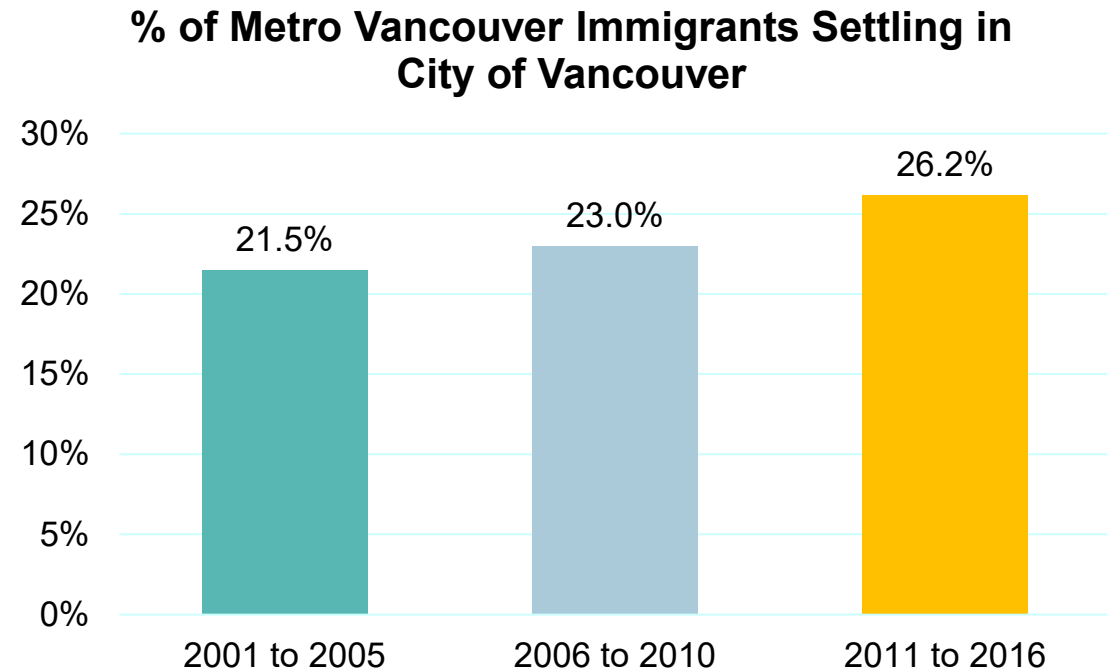
% of Jobs in Vancouver (CY) by Sector, 2016



- Forecasts show the need to accommodate up to **184,000** additional jobs in Vancouver by **2051**
- Housing is needed to:
 - ❖ Attract and retain **labour**
 - ❖ Address traffic and climate impacts of **commuting** - **40%** of Vancouver's workforce commutes

Immigration coming to the region & the city

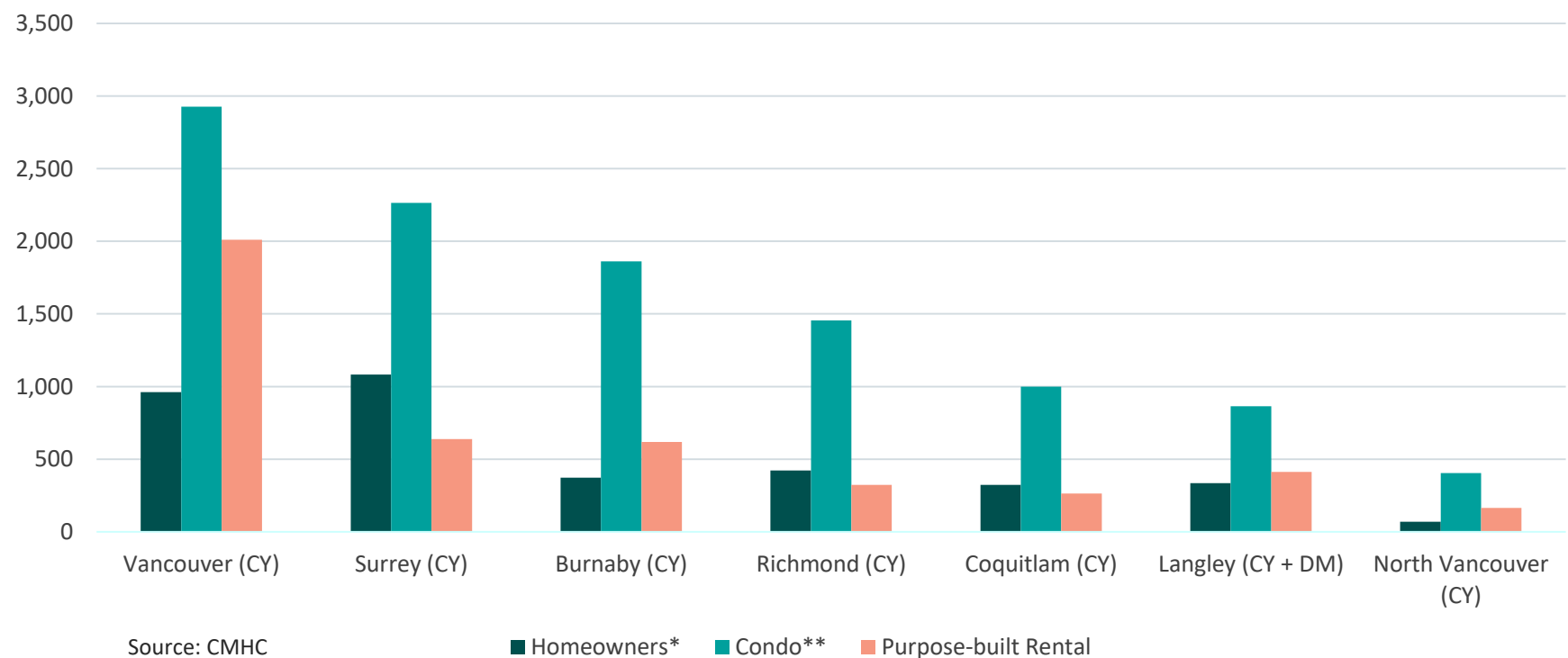
- From 2006 – 2019, **85%** of all immigrants to B.C. settled in Metro Vancouver
- Trends are expected to continue with **increased federal immigration** targets to help the economy recover from COVID-19, drive future growth, and create jobs for middle income Canadians



Source: Statistics Canada, BC Stats

Housing Construction starts in Vancouver

10-Year Average Housing Starts, Select Metro Vancouver Municipalities, 2011-2020



Vancouver leads the region in Housing Starts for both ownership and rental dwelling units.

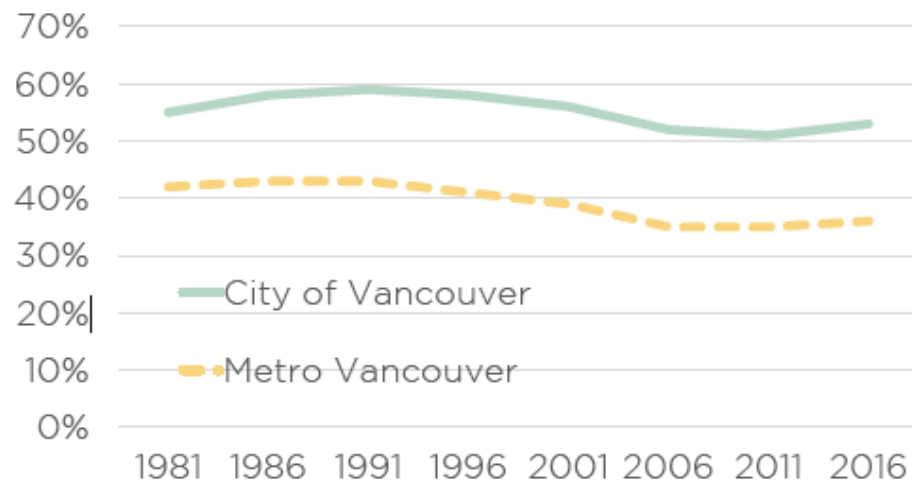
But are we doing enough?

*Owners of freehold units (the owner owns the dwelling and lot outright). Freehold units are mostly made up of single-detached houses but can also include duplexes.
**Condos (including strata-titled) are individual dwelling units which are privately-owned, but where the building and/or land are collectively owned by all dwelling unit owners. Condos can come in the form of apartments, row houses and duplexes.

Vancouver continues to be a city of renters

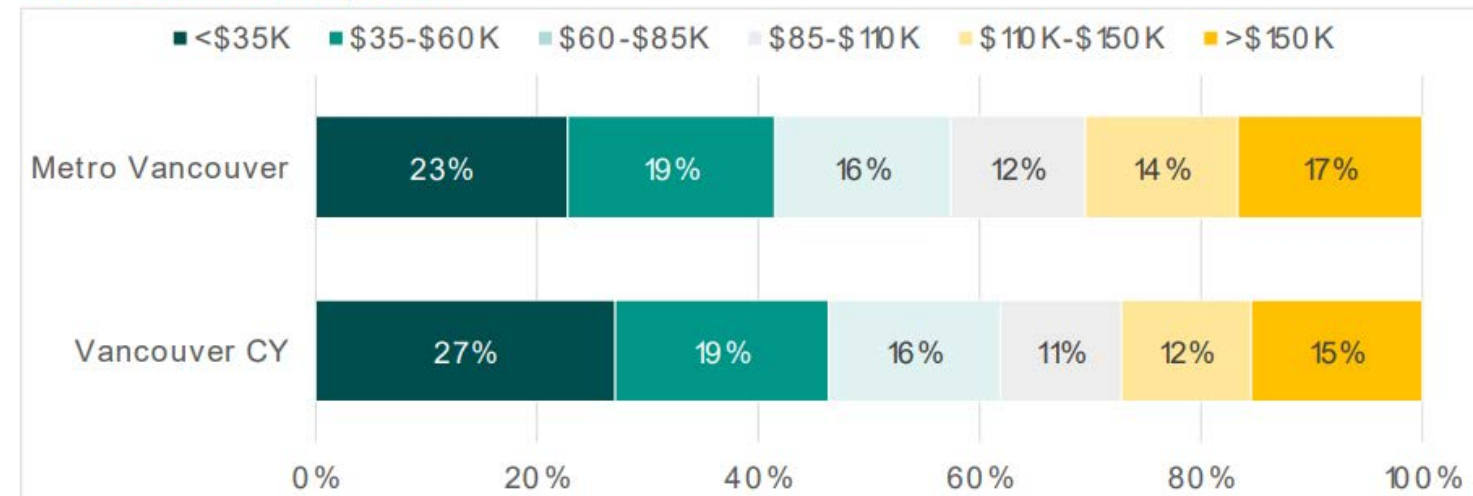
- Vancouver has a much higher share of renters than the region - **53%** of households were renters compared to **36%** in the region
- Vancouver has a higher proportion of lower and moderate income households

Renter Households as Share of Total, 1981-2016



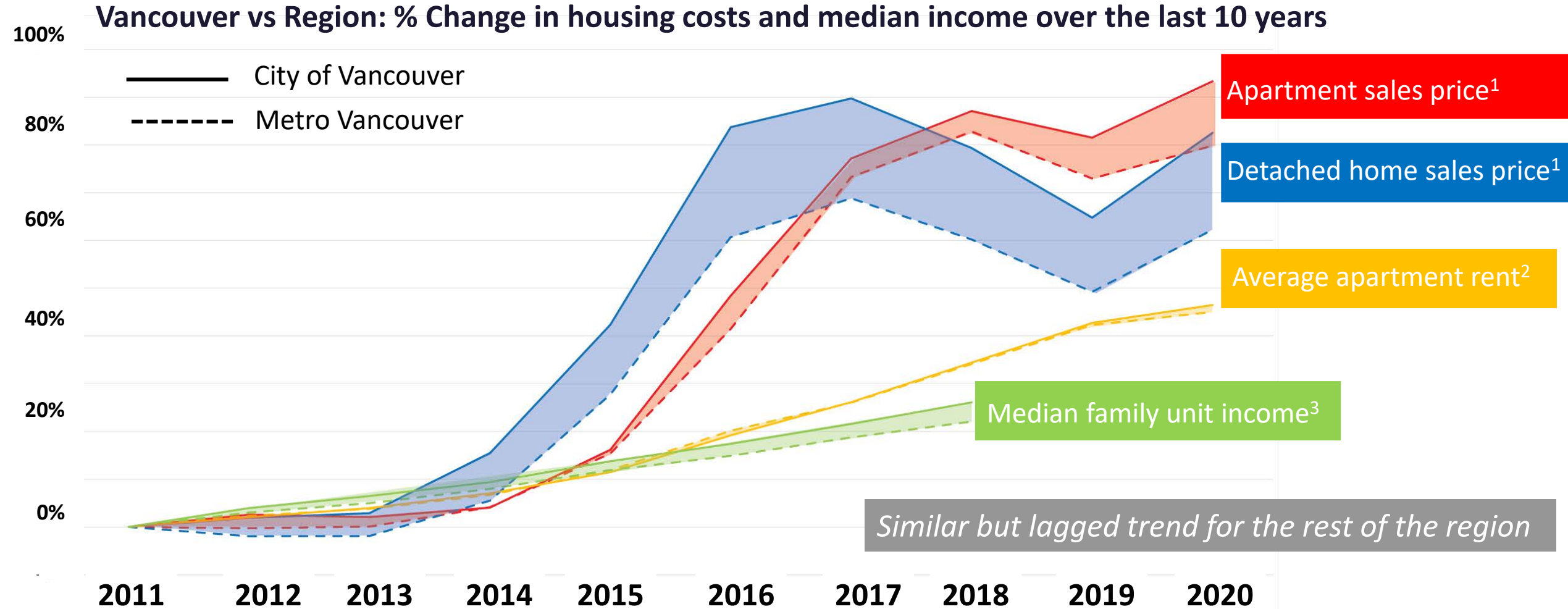
Source: Census of Population and 2011 National Household Survey

Income Distribution, 2016



Source: Statistics Canada, Census 2016

Rapidly escalating housing prices outpaces income growth



Sources:

1. Benchmark prices from MLS Home Price Index. All data for Vancouver East and Metro Vancouver in October of each respective year.
2. CMHC 2020 Rental Market Report.
3. Statistics Canada Income Statistics Division, Taxfiler Median Income is shown for all family units

Serious impacts on existing and new residents



Families are increasingly priced out of the Vancouver housing market - share of families have declined from **34%** to **31%** between 2001 to 2016

High number of renters (20,000) spend more than 50% of their income on rent

Seniors make up the **highest share** of renter households in **core housing need (46%)**

Indigenous individuals are over-represented among people facing homelessness, making up **33%** of the total homeless count in 2020.

New high income workers compete for existing housing supply, pushing up prices and rents and displacing current residents.



A bold plan for the City's future will provide equitable housing supply, build economic opportunity, and achieve our Climate goals.



Thank You