
Housing Occupancy in Vancouver City & Region:

2011 Census Results *Plus*

An Urban Futures Institute Technical Memorandum

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April 2013

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Strategic Research to Manage Change

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I Introduction

The recent discussion of vacancy and foreign/temporary residence in Vancouver (for examples, see Appendix A) provides the impetus to explore in greater detail what the results of the most recent (2011) Census. When combined with other information, these data tell about the nature and patterns of change in housing occupancy in the Metropolitan Vancouver region and its local sub-markets. Such an exploration provides valuable insights into the housing market; it also provides a reminder that the correct interpretation of data requires knowing what the numbers measure and what they can, and cannot, say. This is truly a technical memorandum, as it discusses not only the numbers but what they measure and what they mean. Readers should expect a fair amount of detail, both definitional and numerical – apologies in advance – as the meaning of data is found in the detail. Having said that, the findings of this technical exercise are of fundamental importance to the current discussion of housing occupancy in this and other urban regions in Canada.

Statistics Canada's 2011 Census was intended to be a count of every person who had a usual place of residence in Canada on May 10th, 2011, and hence is referred to as 100 percent sample. It was compulsory: every household in Canada was required return a Census questionnaire to Statistics Canada, and all persons usually resident in Canada were to be recorded on a returned Census form, along with their age, sex, marital status, household living relationship, and official language capability. The Census is distinct from the National Household Survey (NHS), which was also conducted by Statistics Canada at the time of the Census. For 2011 the NHS was a non-compulsory survey which collected much more detailed data on usual residents and their households, dwellings, employment and transportation from a 20 percent sample of households. At the time of publication of this technical document, only data from the Census was available. As such, it is largely concerned with the 100 percent sample data, supplemented with data from other sources.

II Census Population and Dwelling Counts – Usual Residents

The 2011 Census recorded a total population of 603,502 usual residents of the City of Vancouver, and 2,313,328 people in the Vancouver Census Metropolitan Area (CMA)¹, on May 10th, 2011 (Tables 1 and 2). The Census's focus on **usual residents** means that understanding the definition of usual residency is critical to understand what the Census data do and do not tell about population and housing: Usual residents of this region are people who consider their main residence to be here, whether or not they were actually here, on Census day (see Appendix B item 10, Census Definition of Usual Place of Residence).

For most of us, our usual place of residence is rather obvious: we have only one residence, it is here within the region; we live here, work here, and were here to be counted on Census day. For some however, usual place of residence is more complicated, as not everyone who lived here on Census day was a usual resident, and not all usual residents were here on Census day. The usual residence criterion records people where they have a dwelling that they consider—or are deemed to consider—to be their **primary residence**, even if they are seldom there during a year. For example, the Alberta oil patch worker who considers her apartment in the West End to be her primary residence, even though she is only there every fourth week, is included in Vancouver's Census population. On the other hand, the UBC student who lives in the West End for eight months, works in Montreal for three months in the summer, but stays at her folks place in Quesnel in between work and school is counted in Quesnel's population, not Vancouver's or Montreal's.

¹ Essentially the Greater Vancouver Regional District, an area also known as Metro Vancouver.

Table 1 **2011 Census Dwelling Occupancy and Population Counts, Vancouver City and CMA, 2011**

	Vancouver CMA		City of Vancouver		Vancouver CMA		City of Vancouver		Population - Usual Residents		Occupants Per Dwelling	
	Vancouver CMA	City of Vancouver	Vancouver CMA	City of Vancouver	Vancouver CMA	City of Vancouver	Vancouver CMA	City of Vancouver	Vancouver CMA	City of Vancouver	Vancouver CMA	City of Vancouver
Usual Residents												
Total Population	2,313,328	603,502	100%	100%	100%	26.1%						
Living in Collective Dwellings	32,553	13,292	1.4%	2.2%	100%	40.8%						
Living in Private Dwellings	2,280,775	590,210	98.6%	97.8%	100%	25.9%						
Private Dwelling Units	949,565	286,745	100%	100%	100%	30.2%						
Occupied by Usual Residents	891,340	264,580	93.9%	92.3%	100%	29.7%			2,280,775	590,210	2.56	2.23
Occupied by foreign &/or temporary residents	7,415	4,035	0.8%	1.4%	100%	54.4%						
Unoccupied	50,810	18,130	5.4%	6.3%	100%	35.7%						
Single-detached house	312,150	49,515	100%	100%	100%	15.9%						
Occupied by Usual Residents	301,140	47,535	96.5%	96.0%	100%	15.8%			942,465	147,990	3.13	3.11
Occupied by foreign &/or temporary residents	980	230	0.3%	0.5%	100%	23.5%						
Unoccupied	10,030	1,750	3.2%	3.5%	100%	17.4%						
Apartment	387,010	172,500	100%	100%	100%	44.6%						
Occupied by Usual Residents	357,850	157,700	92.5%	91.4%	100%	44.1%			665,590	269,525	1.86	1.71
Occupied by foreign &/or temporary residents	5,280	3,315	1.4%	1.9%	100%	62.8%						
Unoccupied	23,880	11,485	6.2%	6.7%	100%	48.1%						
Attached Ground Oriented	250,405	64,730	100%	100%	100%	25.9%						
Occupied by Usual Residents	232,350	59,345	92.8%	91.7%	100%	25.5%			672,720	172,695	2.90	2.91
Occupied by foreign &/or temporary residents	1,155	490	0.5%	0.8%	100%	42.4%						
Unoccupied	16,900	4,895	6.7%	7.6%	100%	29.0%						

Source: Statistics Canada, 2011 Census of Population
 Catalogue no. 98-312-XCB2011030 - Household Living Arrangements, Age Groups and Sex for the Population in Private Households
 Catalogue no. 98-310-XWE2011002 - Population and dwelling counts
 Custom Tabulation CRO0132693 :Private Dwellings by Document Type and Structural Type of Dwelling

The Census specifically defines a usual resident at an address as any person whose main residence is at that place, even if they are temporarily away². This includes Canadian citizens, permanent residents (landed immigrants), persons seeking refugee status (refugee claimants), persons from another country with a work or study permit and family members living with them, and all others persons even temporarily at that address if they have no main residence elsewhere. The residency test means that for children in joint custody their usual place of residence is where the parent that they spend most of the time with resides; for students who live away from their parents while going to school or at summer jobs, the usual place of residence is their parents' home; for spouses who live somewhere else while they are studying or working it is where the family home is; and for singles who live somewhere away while working or studying it is the address they consider to be home (so long as they periodically visit it). Appendix C shows the Census Questionnaire as it directs Census Respondents to determine their residency status.

If you are not a usual resident, you are a **temporarily present person**, someone who resided here on May 10th, 2011, but had or was deemed to have a usual place of residence elsewhere, be it in another part of Canada or in another country. The Census classifies these respondents as **Foreign and/or Temporary residents** (See Appendix B item 5).

Basically, you are a usual resident at an address if you call it home (even if you are not there on Census Day), and you are not if you don't. Usual residents therefore include not only the majority of us who live and work here all the time, but also those of us who were temporarily away, be it working in Mackenzie, attending school in Toronto, visiting the in-laws in Saskatchewan, or backpacking in Nepal, and who consider a place in Vancouver as our main residence. Foreign and/or Temporary residents are those who were in Vancouver on Census Day, but indicated that they have a main residence outside of this region (in Canada or elsewhere). All references to population in this report, unless otherwise specified, are to the Census population, or the number of usual residents, as defined and counted in the Census.

Table 1 shows the data for population and housing occupancy from the 2011 Census for the City of Vancouver and the Vancouver CMA, while Tables 2, 3, 4 and 5 detail them for all 39 local administration areas in the region³. These tables show that of the Vancouver CMA's Census population of 2,313,328 usual residents on May 10th, 2011, 603,502 lived (i.e., had their usual place of residence at an address) in the City of Vancouver, making it home to the largest share of the region's population (26 percent), followed by the City of Surrey (468,251 residents, 20 percent), with the City of Burnaby being a distant third (223, 218 residents, 9.6 percent).

III Usual Residents in Collective Dwellings

Collective dwellings are places of residence that are intended for purposes other than just accommodation, or where individual residents do not have the full range of private facilities generally associated with housing⁴. Collective dwellings include hotels and motels; nursing homes, seniors care residences, orphanages, half way houses, shelters and hospitals; university dormitories, and residences; rooming houses, boarding houses, single room occupancy and residential hotels; convents, monasteries, and religious institutions; and military bases, jails and prisons; and other such facilities. (See Appendix B item 1 for Census Definition of Collective Dwelling).

² As contrasted with permanently away which means having a main residence elsewhere.

³ The residual area listed on Tables 2, 3, 4, and 5 refers to 8 small reserves and 2 other area that were outside of municipalities.

⁴ Note that not all residents of collective dwellings are usual residents, as the category includes traveller accommodation such hotels and motels, etc., for Foreign and/or Temporary residents who have a main residence elsewhere; these people are not counted in the Census population. As collective dwellings are larger buildings containing a number of sleeping rooms (bedrooms, wards, cells) with shared facilities, the count of collective dwellings is of whole buildings, rather than of individual accommodation, a number that is of little value given the diversity of purposes of these building, and hence is rarely used or published.

Table 2

The Numbers - Population and Housing Occupancy in Metropolitan Vancouver, 2011 Census

Administrative Area	Private Dwelling Units										Attached Ground Oriented										Census Population				
	Single-detached house					Apartment					Occupied by Usual Residents					Occupied by foreign &/or temporary residents					Total Usual Residents	Living in Collective Dwellings	Living in Private Dwellings	Occupants per Private Dwelling	
	Total	Occupied by Usual Residents	Occupied by foreign &/or temporary residents	Un-occupied	Total	Occupied by Usual Residents	Occupied by foreign &/or temporary residents	Un-occupied	Total	Occupied by Usual Residents	Occupied by foreign &/or temporary residents	Un-occupied	Total	Occupied by Usual Residents	Occupied by foreign &/or temporary residents	Un-occupied	Q	R	S	T					
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T						
Vancouver CMA	949,565	891,340	7,415	50,810	312,150	301,140	980	10,030	387,010	357,850	5,280	23,880	250,405	232,350	1,155	16,900	2,313,328	32,553	2,280,775	2.6					
Vancouver CV	286,745	264,580	4,035	18,130	49,515	47,535	230	1,750	172,500	157,700	3,315	11,485	64,730	59,345	490	4,895	603,502	13,292	590,210	2.2					
Surrey CV	163,985	152,850	430	10,705	67,150	64,515	140	2,495	38,895	35,145	155	3,595	57,940	53,190	135	4,615	468,251	4,909	463,342	3.0					
Burnaby CV	91,385	86,840	650	3,895	22,020	21,355	60	605	44,575	42,235	470	1,870	24,790	23,250	120	1,420	223,218	2,958	220,260	2.5					
Richmond CV	71,175	67,980	520	2,675	26,065	25,320	95	650	24,815	23,165	325	1,325	20,295	19,495	100	700	190,473	1,168	189,305	2.8					
Coquitlam CV	48,085	45,550	200	2,335	20,850	20,155	45	650	14,580	13,760	115	705	12,655	11,635	40	980	126,456	1,441	125,015	2.7					
Langley DM	39,125	37,240	80	1,805	22,620	21,940	25	655	3,105	2,915	15	175	13,400	12,385	40	975	104,177	1,042	103,135	2.8					
Delta DM	35,775	34,755	75	945	22,490	22,155	30	305	5,360	5,015	30	315	7,925	7,585	15	325	99,863	1,118	98,745	2.8					
New Westminster CV	32,605	30,585	160	1,860	5,860	5,585	10	265	21,955	20,675	130	1,150	4,790	4,325	20	445	65,976	886	65,090	2.1					
North Vancouver DM	31,735	30,555	130	1,050	17,565	17,130	60	375	5,560	5,375	30	155	8,610	8,050	40	520	84,412	857	83,555	2.7					
Maple Ridge DM	29,155	28,045	70	1,040	17,105	16,650	35	420	4,795	4,495	20	280	7,255	6,900	15	340	76,052	912	75,140	2.7					
North Vancouver CV	24,205	22,790	185	1,230	3,560	3,430	10	120	15,220	14,260	160	800	5,425	5,100	15	310	48,196	516	47,680	2.1					
Port Coquitlam CV	21,540	20,650	50	840	8,775	8,625	10	140	5,400	5,080	25	295	7,365	6,945	15	405	56,342	562	55,780	2.7					
West Vancouver DM	18,665	17,070	200	1,395	10,625	9,840	80	705	5,405	4,935	95	375	2,635	2,295	25	315	42,694	654	42,040	2.5					
Port Moody CV	12,990	12,625	55	310	4,045	4,000	5	40	4,745	4,585	35	125	4,200	4,040	15	145	32,975	135	32,840	2.6					
Langley CV	11,810	11,315	35	460	2,850	2,805	5	40	6,715	6,375	25	315	2,245	2,135	5	105	25,081	596	24,485	2.2					
White Rock CV	10,500	9,865	80	555	2,955	2,820	10	125	5,605	5,305	55	245	1,940	1,740	15	185	19,339	804	18,535	1.9					
Pitt Meadows CV	7,010	6,720	25	265	3,170	3,120	5	45	1,490	1,350	10	130	2,350	2,250	10	90	17,736	31	17,705	2.6					
UBC/UEL	5,735	4,930	295	510	395	375	5	15	4,455	3,745	260	450	885	810	30	45	12,780	640	12,140	2.5					
Bowen Island IM	1,765	1,350	115	300	1,550	1,180	105	265	70	60	0	10	145	110	10	25	3,402	32	3,370	2.5					
Capilano 5 IR	1,370	1,315	5	50	420	405	0	15	950	910	5	35	0	0	0	0	2,700	0	2,700	2.1					
Burrard Inlet 3 IR	770	720	5	45	70	65	0	5	695	650	5	40	5	5	0	0	1,472	0	1,470	2.0					
Anmore VJ	705	630	0	75	485	440	0	45	0	0	0	0	220	190	0	30	2,092	0	2,085	3.3					
Lions Bay VL	555	505	5	45	495	450	5	40	15	15	0	0	45	40	0	5	1,318	0	1,320	2.6					
Musqueam 2 IR	550	545	0	5	465	460	0	5	0	0	0	0	85	85	0	0	1,569	0	1,565	2.9					
Tsawwassen IR	315	300	0	15	190	185	0	5	100	95	0	5	25	20	0	5	720	0	720	2.4					
Belcarra VL	295	275	0	20	235	225	0	10	5	5	0	0	55	45	0	10	644	0	644	2.3					
Mission 1 IR	170	170	0	0	105	105	0	0	0	0	0	0	65	65	0	0	574	0	574	3.4					
Katzie 1 IR	75	70	0	5	65	65	0	0	0	0	0	0	10	5	0	5	229	0	230	3.3					
Semiahmoo IR	70	60	0	10	55	45	0	10	0	0	0	0	15	15	0	0	108	0	105	1.8					
Seymour Creek 2 IR	35	30	0	5	30	30	0	0	0	0	0	0	5	0	0	0	107	0	107	3.6					
McMillan Island 6 IR	20	20	0	0	20	20	0	0	0	0	0	0	0	0	0	0	68	0	68	3.4					
Residual	645	405	10	230	350	110	10	230	0	0	0	0	295	295	0	0	802	0	802	2.0					

Source: Statistics Canada, 2011 Census of Population
 Catalogue no. 98-312-XCR2011030 - Household Living Arrangements, Age Groups and Sex for the Population in Private Households
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Out of the City of Vancouver's total population of 603,502, there were 13,292 usual residents who lived in collective dwellings at the time of the Census (2.2 percent of the total, Tables 2 and 4 Column R), compared to a regional share of 1.4 percent (32,553 out of 2,313,328). The 2.2 percent of the City of Vancouver's usual residents who live in collective dwellings, while a small portion, is almost twice the region wide average of 1.4 percent. The means that the City of Vancouver has a more than proportionate share of the region's population living in such buildings; with only 26 percent of the region's total population, the City of Vancouver is home to 41 percent of the region's usual residents living in collective dwellings (Table 3 Column R).

The data on the Census population living in collective dwellings opens the door to an important (and extended) example that shows both the strengths and limitations of Census Data. The strengths: turn to Table 4 Column R and you will find the 1.4 percent average of population living in collective dwellings for the Vancouver CMA and, right below it, the 2.2 percent for the City of Vancouver. Run your finger down this column and you will see the much lower shares for residents in collective dwellings in most of the rest of region's administrative areas – until you hit the City of White Rock, where 4.2 percent of the total Census population lives in collective dwellings (almost twice the 2.2 percent share in the City of Vancouver). While the 804 such people in White Rock (Table 2 Column R) account for only 2.5 percent of the region's population in collective dwellings (Table 3 Column R); this is more than three times White Rock's 0.8 percent share of total population. The reason, of course, is the relative concentration of seniors' residences and care facilities in White Rock, something that contributes to the smaller than average 1.0 percent share for the adjacent City of Surrey.

Slide your finger two rows further down Table 4 Column R and you hit the UBC/UEL area⁵, the place in the region that has the largest share of its population, 4.9 percent, living in collective dwellings. As collective dwellings include student residences, dormitories, fraternity houses and the like, it is not surprising that the highest regional share of the population in collective dwellings is found here. However, when you look at the total number of people this share represents, a mere 640 usual residents (Table 2 Column R), it is far smaller than the number of students in collective dwellings at UBC/UEL, a situation that is the result of one of the limitations of Census data.

At the time of the Census, collective accommodation at UBC included 1,119 beds in Totem Park, 1,468 in Vanier Park, 1,394 in Gage and another 673 at other colleges and fraternity/sorority houses⁶. Further, there is one large seniors residence on the UEL with a capacity of 452 residents. Adding these together, one would expect somewhere around 5,000 people to be living in collective dwellings in the UEL/UBC area, rather than the 640 listed. Part of the reason for the shortfall between accommodation capacity and occupants is the May 10th date of the Census – the fall academic session at UBC extends from September 1st to April 30th. By Census day, the most of sessions' students have left the dorms of UBC, repeating the age-old pattern of spring exodus and fall return that characterizes campus life.

The date of the Census is one of the most significant factors that must be considered when using housing occupancy and population data. As indicated above, in the Census post-secondary students are not necessarily included in the population of the community where they live most of the year. Those who move away for summer, such as dorm residents, are included in the community they considered to be home on May 10th, usually their parents place (even if they were not living with them on Census day).

5 Standard published tables using Census Geography includes the UBC/UEL area in Greater Vancouver A RDA. This area is the sum of all areas in the region directly administered by the provincial government, including the North Shore mountains outside of municipalities, the agricultural non-reserve part of Barnston Island, the University of British Columbia and the University Endowment Lands. For this study, the data were specifically tabulated for the UBC/UEL area, with the remainder of Greater Vancouver A RDA included in the residual group.

6 www.housing.ubc.ca/vancouver. Note that some studio and suite units at Gage might be classified as private dwellings, but this cannot be determined from the Census counts.

Table 3 The Regional Housing Distribution by Structure and Occupancy Type, 2011 Census

Administrative Area	Private Dwelling Units										Attached Ground Oriented										Census Population		
	Total					Single-detached house					Apartment					Total					Q	R	S
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S				
	Total	Occupied by Usual Residents	Occupied by foreign &/or temporary residents	Un-occupied	Total	Occupied by Usual Residents	Occupied by foreign &/or temporary residents	Un-occupied	Total	Occupied by Usual Residents	Occupied by foreign &/or temporary residents	Un-occupied	Total	Occupied by Usual Residents	Occupied by foreign &/or temporary residents	Un-occupied	Total Usual Residents	Living in Collective Dwellings	Living in Private Dwellings				
Vancouver CMA	300.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	26.1%	40.8%	100.0%				
Vancouver CY	30.2%	29.7%	54.4%	35.7%	15.9%	15.8%	23.5%	17.4%	44.6%	44.1%	62.8%	48.1%	25.9%	25.5%	42.4%	29.0%	26.1%	40.8%	25.9%				
Surrey CY	17.3%	17.1%	5.8%	21.1%	21.5%	21.4%	14.3%	24.9%	10.1%	9.8%	2.9%	15.1%	23.1%	22.9%	11.7%	27.3%	20.2%	15.1%	20.3%				
Burnaby CY	9.6%	9.7%	8.8%	7.7%	7.1%	7.1%	6.1%	6.0%	11.5%	11.8%	8.9%	7.8%	9.9%	10.0%	10.4%	8.4%	9.6%	9.1%	9.7%				
Richmond CY	7.5%	7.6%	7.0%	5.3%	8.4%	8.4%	9.7%	6.5%	6.4%	6.5%	6.2%	5.5%	8.1%	8.4%	8.7%	4.1%	8.2%	3.6%	8.3%				
Coquitlam CY	5.1%	5.1%	2.7%	4.6%	6.7%	6.7%	4.6%	6.5%	3.8%	3.8%	2.2%	3.0%	5.1%	5.0%	3.5%	5.8%	5.5%	4.4%	5.5%				
Langley DM	4.1%	4.2%	1.1%	3.6%	7.2%	7.3%	2.6%	6.5%	0.8%	0.8%	0.3%	0.7%	5.4%	5.3%	3.5%	5.8%	4.5%	3.2%	4.5%				
Delta DM	3.8%	3.9%	1.0%	1.9%	7.2%	7.4%	3.1%	3.0%	1.4%	1.4%	0.6%	1.3%	3.2%	3.3%	1.3%	1.9%	4.3%	3.4%	4.3%				
New Westminster CY	3.4%	3.4%	2.2%	3.7%	1.9%	1.9%	1.0%	2.6%	5.7%	5.8%	2.5%	4.8%	1.9%	1.9%	1.7%	2.6%	2.9%	2.7%	2.9%				
North Vancouver DM	3.3%	3.4%	1.8%	2.1%	5.6%	5.7%	6.1%	3.7%	1.4%	1.5%	0.6%	0.6%	3.4%	3.5%	3.5%	3.1%	3.6%	2.6%	3.7%				
Maple Ridge DM	3.1%	3.1%	0.9%	2.0%	5.5%	5.5%	3.6%	4.2%	1.2%	1.3%	0.4%	1.2%	2.9%	3.0%	1.3%	2.0%	3.3%	2.8%	3.3%				
North Vancouver CY	2.5%	2.6%	2.5%	2.4%	1.1%	1.1%	1.0%	1.2%	3.9%	4.0%	3.0%	3.4%	2.2%	2.2%	1.3%	1.8%	2.1%	1.6%	2.1%				
Port Coquitlam CY	2.3%	2.3%	0.7%	1.7%	2.8%	2.9%	1.0%	1.4%	1.4%	1.4%	0.5%	1.2%	2.9%	3.0%	2.4%	2.4%	1.7%	1.7%	2.4%				
West Vancouver DM	2.0%	1.9%	2.7%	2.7%	3.4%	3.3%	8.2%	7.0%	1.1%	1.1%	1.8%	1.6%	1.1%	1.0%	2.2%	1.9%	1.8%	2.0%	1.8%				
Port Moody CY	1.4%	1.4%	0.7%	0.6%	1.3%	1.3%	0.5%	0.4%	1.2%	1.3%	0.7%	0.5%	1.7%	1.7%	1.3%	0.9%	1.4%	0.4%	1.4%				
Langley CY	1.2%	1.3%	0.5%	0.9%	0.9%	0.9%	0.5%	0.4%	1.7%	1.8%	0.5%	1.3%	0.9%	0.9%	0.4%	0.6%	1.1%	1.8%	1.1%				
White Rock CY	1.1%	1.1%	1.1%	1.1%	0.9%	0.9%	1.0%	1.2%	1.4%	1.5%	1.0%	1.0%	0.8%	0.7%	1.3%	1.1%	0.8%	2.5%	0.8%				
Pitt Meadows CY	0.7%	0.8%	0.3%	0.5%	1.0%	1.0%	0.5%	0.4%	0.4%	0.4%	0.2%	0.5%	0.9%	1.0%	0.9%	0.5%	0.8%	0.1%	0.8%				
UBC/UEL	0.6%	0.6%	4.0%	1.0%	0.1%	0.1%	0.5%	0.1%	1.2%	1.0%	4.9%	1.9%	0.4%	0.3%	2.6%	0.3%	0.6%	2.0%	0.5%				
Bowen Island IM	0.2%	0.2%	1.6%	0.6%	0.5%	0.4%	10.7%	2.6%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.1%	0.1%	0.1%	0.1%				
Capilano 5 IR	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%	0.0%	0.2%	0.3%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%				
Burrard Inlet 3 IR	0.1%	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.2%	0.2%	0.1%	0.2%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%				
Annmore VL	0.1%	0.1%	0.0%	0.1%	0.2%	0.1%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.0%	0.2%	0.1%	0.0%	0.1%				
Lions Bay VL	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.5%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%				
Musqueam 2 IR	0.1%	0.1%	0.0%	0.0%	0.1%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
Tsawwassen IR	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
Belcarra VL	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%				
Mission 1 IR	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
Katzie 1 IR	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
Semiahmoo IR	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
Seymour Creek 2 IR	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
McMillan Island 6 IR	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
Residual	0.1%	0.0%	0.1%	0.5%	0.1%	0.0%	1.0%	2.3%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%				

Source: Table 2

Table 4

Administrative Area Housing Occupancy by Structure Type, 2011 Census

Administrative Area	Private Dwelling Units					Single-detached house							Apartment					Attached Ground Oriented					Census Population				
	Total	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Total Usual Residents	Living In Collective Dwellings	Living In Private Dwellings				
Vancouver CMA	100.0%	100.0%	93.9%	0.8%	5.4%	100.0%	96.5%	0.3%	3.2%	100.0%	92.5%	1.4%	6.2%	100.0%	92.8%	0.5%	6.7%	100.0%	2.2%	100.0%	100.0%	1.4%	98.6%				
Vancouver CY	100.0%	100.0%	92.3%	1.4%	6.3%	100.0%	96.0%	0.5%	3.5%	100.0%	91.4%	1.9%	6.7%	100.0%	91.7%	0.8%	7.6%	100.0%	7.6%	100.0%	100.0%	2.2%	97.8%				
Surrey CY	100.0%	100.0%	93.2%	0.3%	6.5%	100.0%	96.1%	0.2%	3.7%	100.0%	90.4%	0.4%	9.2%	100.0%	91.8%	0.2%	8.0%	100.0%	8.0%	100.0%	100.0%	1.0%	99.0%				
Burnaby CY	100.0%	100.0%	95.0%	0.7%	4.3%	100.0%	97.0%	0.3%	2.7%	100.0%	94.8%	1.1%	4.2%	100.0%	93.8%	0.5%	5.7%	100.0%	5.7%	100.0%	100.0%	1.3%	98.7%				
Richmond CY	100.0%	100.0%	95.5%	0.7%	3.8%	100.0%	97.1%	0.4%	2.5%	100.0%	93.4%	1.3%	5.3%	100.0%	96.1%	0.5%	3.4%	100.0%	3.4%	100.0%	100.0%	0.6%	99.4%				
Coquitlam CY	100.0%	100.0%	94.7%	0.4%	4.9%	100.0%	96.7%	0.2%	3.1%	100.0%	94.4%	0.8%	4.8%	100.0%	91.9%	0.3%	7.7%	100.0%	7.7%	100.0%	100.0%	1.1%	98.9%				
Langley DM	100.0%	100.0%	95.2%	0.2%	4.6%	100.0%	97.0%	0.1%	2.9%	100.0%	93.9%	0.5%	5.6%	100.0%	92.4%	0.3%	7.3%	100.0%	7.3%	100.0%	100.0%	1.0%	99.0%				
Delta DM	100.0%	100.0%	97.1%	0.2%	2.6%	100.0%	98.5%	0.1%	1.4%	100.0%	93.6%	0.6%	5.9%	100.0%	95.7%	0.2%	4.1%	100.0%	4.1%	100.0%	100.0%	1.1%	98.9%				
New Westminster CY	100.0%	100.0%	93.8%	0.5%	5.7%	100.0%	95.3%	0.2%	4.5%	100.0%	94.2%	0.6%	5.2%	100.0%	90.3%	0.4%	9.3%	100.0%	9.3%	100.0%	100.0%	1.3%	98.7%				
North Vancouver DM	100.0%	100.0%	96.3%	0.4%	3.3%	100.0%	97.5%	0.3%	2.1%	100.0%	96.7%	0.5%	2.8%	100.0%	93.5%	0.5%	6.0%	100.0%	6.0%	100.0%	100.0%	1.0%	99.0%				
Maple Ridge DM	100.0%	100.0%	96.2%	0.2%	3.6%	100.0%	97.3%	0.2%	2.5%	100.0%	93.7%	0.4%	5.8%	100.0%	95.1%	0.2%	4.7%	100.0%	4.7%	100.0%	100.0%	1.2%	98.8%				
North Vancouver CY	100.0%	100.0%	94.2%	0.8%	5.1%	100.0%	96.3%	0.3%	3.4%	100.0%	93.7%	1.1%	5.3%	100.0%	94.0%	0.3%	5.7%	100.0%	5.7%	100.0%	100.0%	1.1%	98.9%				
Port Coquitlam CY	100.0%	100.0%	95.9%	0.2%	3.9%	100.0%	98.3%	0.1%	1.6%	100.0%	94.1%	0.5%	5.5%	100.0%	94.3%	0.2%	5.5%	100.0%	5.5%	100.0%	100.0%	1.0%	99.0%				
West Vancouver DM	100.0%	100.0%	97.2%	0.4%	2.4%	100.0%	98.9%	0.8%	6.6%	100.0%	96.6%	0.7%	2.6%	100.0%	87.1%	0.9%	12.0%	100.0%	12.0%	100.0%	0.4%	99.6%					
Langley CY	100.0%	100.0%	95.8%	0.3%	3.9%	100.0%	98.4%	0.2%	1.4%	100.0%	94.9%	0.4%	4.7%	100.0%	95.1%	0.2%	4.7%	100.0%	4.7%	100.0%	100.0%	2.4%	97.6%				
White Rock CY	100.0%	100.0%	94.0%	0.8%	5.3%	100.0%	95.4%	0.3%	4.2%	100.0%	94.6%	1.0%	4.4%	100.0%	89.7%	0.8%	9.5%	100.0%	9.5%	100.0%	4.2%	95.8%					
Pitt Meadows CY	100.0%	100.0%	95.9%	0.4%	3.8%	100.0%	98.4%	0.2%	1.4%	100.0%	90.6%	0.7%	8.7%	100.0%	95.7%	0.4%	3.8%	100.0%	3.8%	100.0%	100.0%	0.2%	99.8%				
UBC/UEL	100.0%	100.0%	86.0%	5.1%	8.9%	100.0%	94.9%	1.3%	3.8%	100.0%	84.1%	5.8%	10.1%	100.0%	91.5%	3.4%	5.1%	100.0%	5.1%	100.0%	100.0%	5.0%	95.0%				
Bowen Island IM	100.0%	100.0%	76.5%	6.5%	17.0%	100.0%	76.1%	6.8%	17.1%	100.0%	85.7%	0.0%	14.3%	100.0%	75.9%	6.9%	17.2%	100.0%	17.2%	100.0%	0.9%	99.1%					
Capilano S IR	100.0%	100.0%	96.0%	0.4%	3.6%	100.0%	96.4%	0.0%	3.6%	100.0%	95.8%	0.5%	3.7%	100.0%	100.0%	0.0%	0.0%	100.0%	0.0%	100.0%	0.0%	0.0%	100.0%				
Burrard Inlet S IR	100.0%	100.0%	93.5%	0.6%	5.8%	100.0%	92.9%	0.0%	7.1%	100.0%	93.5%	0.7%	5.8%	100.0%	86.4%	0.0%	13.6%	100.0%	13.6%	100.0%	0.0%	0.0%	99.7%				
Armoure VL	100.0%	100.0%	89.4%	0.0%	10.6%	100.0%	90.7%	0.0%	9.3%	100.0%	100.0%	0.0%	0.0%	100.0%	88.9%	0.0%	11.1%	100.0%	11.1%	100.0%	0.0%	0.0%	100.2%				
Lions Bay VL	100.0%	100.0%	91.0%	0.9%	8.1%	100.0%	90.9%	1.0%	8.1%	100.0%	100.0%	0.0%	0.0%	100.0%	100.0%	0.0%	0.0%	100.0%	0.0%	100.0%	0.0%	0.0%	99.7%				
Musqueam 2 IR	100.0%	100.0%	99.1%	0.0%	0.9%	100.0%	98.9%	0.0%	1.1%	100.0%	95.0%	0.0%	5.0%	100.0%	80.0%	0.0%	20.0%	100.0%	20.0%	100.0%	0.0%	0.0%	100.0%				
Tsawwassen IR	100.0%	100.0%	95.2%	0.0%	4.8%	100.0%	97.4%	0.0%	2.6%	100.0%	100.0%	0.0%	0.0%	100.0%	81.8%	0.0%	18.2%	100.0%	18.2%	100.0%	0.0%	0.0%	100.0%				
Belcarra VL	100.0%	100.0%	93.2%	0.0%	6.8%	100.0%	95.7%	0.0%	4.3%	100.0%	100.0%	0.0%	0.0%	100.0%	50.0%	0.0%	50.0%	100.0%	50.0%	100.0%	0.0%	0.0%	100.4%				
Mission 1 IR	100.0%	100.0%	100.0%	0.0%	0.0%	100.0%	100.0%	0.0%	0.0%	100.0%	100.0%	0.0%	0.0%	100.0%	100.0%	0.0%	0.0%	100.0%	0.0%	100.0%	0.0%	0.0%	100.0%				
Katzie 1 IR	100.0%	100.0%	93.3%	0.0%	6.7%	100.0%	100.0%	0.0%	0.0%	100.0%	100.0%	0.0%	0.0%	100.0%	100.0%	0.0%	0.0%	100.0%	0.0%	100.0%	0.0%	0.0%	100.4%				
Semiahmoo IR	100.0%	100.0%	85.7%	0.0%	14.3%	100.0%	81.8%	0.0%	18.2%	100.0%	100.0%	0.0%	18.2%	100.0%	100.0%	0.0%	0.0%	100.0%	0.0%	100.0%	0.0%	0.0%	97.2%				
Seymour Creek 2 IR	100.0%	100.0%	85.7%	0.0%	14.3%	100.0%	100.0%	0.0%	0.0%	100.0%	100.0%	0.0%	0.0%	100.0%	100.0%	0.0%	0.0%	100.0%	0.0%	100.0%	0.0%	0.0%	100.0%				
McMillan Island 6 IR	100.0%	100.0%	100.0%	0.0%	0.0%	100.0%	100.0%	0.0%	0.0%	100.0%	100.0%	0.0%	0.0%	100.0%	100.0%	0.0%	0.0%	100.0%	0.0%	100.0%	0.0%	0.0%	100.0%				
Residual	100.0%	100.0%	62.8%	1.6%	35.7%	100.0%	31.4%	2.9%	65.7%	100.0%	100.0%	0.0%	0.0%	100.0%	100.0%	0.0%	0.0%	100.0%	0.0%	100.0%	0.0%	0.0%	100.0%				

Source: Table 2

The impact of the exodus of university students is not limited to collective dwellings such as dorm and fraternity houses; it is also seen in the private dwelling stock, in both the count of unoccupied dwellings and of the population living in occupied dwellings. A **private dwelling** is what you live in if you don't live in a collective dwelling: a set of living quarters with a private entrance that can be used without passing through the living quarters of someone else (see Section IV for a detailed discussion on private dwellings, and Appendix C item 4 for Census definition of private dwelling). In addition to the accommodation UBC provides in collective dwellings, it houses approximately 4,000 students, faculty and staff in private dwellings on Campus (for a total count of 8,650 people)⁷, with another 2,300 living in private housing supplied by other institutions and private owners on Campus and the UEL, for a total 11,000 student and student family members living in the UEL/UBC area⁸.

To examine the data on students and private housing, go back to Table 4 and look at Column D, Unoccupied Private Dwellings (see section VII for a detailed discussion of unoccupied private dwellings). At the regional level, on May 10th, 2011, unoccupied dwellings accounted for 5.4 percent of the stock of private dwelling units (50,810 of 949,565 private dwellings, Table 2 Column D). Moving down Table 4 Column D, note that the percent of private dwelling units unoccupied on Census day in the City of Vancouver was 6.3 percent, slightly higher than the regional average. Keep looking down until you reach the data for UBC/UEL— a whopping 8.9 percent of the private dwellings were unoccupied, almost twice the regional average! Clearly the April departure of many university students also has a notable impact on occupancy of private dwellings.

It is not only housing on Campus that experiences the annual migration of students; it is also felt off campus, as is demonstrated by the seasonal flow of u-hauls in Kits, the West End, Marpole and Commercial Drive, and everywhere else post-secondary students winter. With a total enrollment of 48,800 students, 11,000 on campus means that almost 38,000 students live somewhere off campus, either in their parents home or in their own private dwelling. Of the 30,000 fall term full time students, an estimated 14,350 live in their own private dwelling during the academic year⁹. To the extent that some of these students leave the region at the end of the fall academic term, the Census population of the region and its student accommodating areas is lower, and the number of unoccupied private dwellings higher, than during the fall academic session: there are no data that allow the measurement of the extent of this impact as the Census is conducted in the month of May every five years.

But there is more to the student story: students who don't migrate annually still may not be included in the region's Census population¹⁰. Flip back to the definition of usual residents on page 4: *"for students who live away from their parents while going to school or at summer jobs the usual place of residence is their parents' home"*. This means that students who remain in the region until Census day, or even most of the year but who do not explicitly consider their place of residence in the region as their main residence, will not be included in the region's population. In all of these cases they are considered **Foreign and/or Temporary Residents**, and included in the count for the place they consider home, even if they are rarely there. Further, foreign students who have a main place of residence elsewhere will not be counted in the Census, and the private dwellings that both groups occupy will be considered as being occupied by Foreign and/or Temporary Residents rather than usual residents.

⁷ www.housing.ubc.ca/files/van/pdf/others/student_housing_demand_study.pdf

⁸ "UBC provides approximately 8,680 beds for student living on campus for an estimated on-campus population of 11,000 students and student family members" UBC Campus Planning, UBC Student Housing Demand Study FINAL REPORT, December 2009, McClanaghan & Associates, Page 1

⁹ Derived from UBC Student Housing Demand Study

¹⁰ If students who do not consider their dwelling in this region as their main residence who share with someone who does, the unit is a place of residence occupied by usual residents, but the student who does not regard it as home is not counted in the region's population. Students who consider their dwelling in this region to be their main residence, even if it is shared house with a bunch of other students, are considered usual residents, regardless of where they come from or their parents live.

Look Back to Table 4, Column C, Private Dwelling Units Occupied by Foreign and/or Temporary Residents. In the region as a whole, 0.8 percent (7,415 of 949,565) of the private dwellings were in this category on Census day. Moving down the column, note that while in the City of Vancouver this form of occupancy was higher than average (1.4 percent of private dwellings) in the UBC/UEL area it was 5.1 percent, six times the regional average and more than three times the share in the City of Vancouver. These are the students (and others) who lived in private dwellings in this area on May 10th but who did not consider the campus dwelling to be their main residence. Of course, student occupancy as Foreign and/or Temporary residents is not limited to campus; wherever there are students living away from “home” on Census Day, be it in the West End, Kits, Marpole, or Burnaby, they are not in the Census population count, and their units are regarded as being occupied by temporarily present people if they do not see it as their primary residence.

You might be thinking this is quite a lot about UBC students for a memorandum dealing with housing in the metropolitan region, but it is important because it shows that the date of the Census and its residency definitions have a very significant impact on what the data do and do not tell us. The focus has been on UBC because the tabulation of Census data by its geographic administrative units allows examination of an area where the impact of students is directly apparent (in Section VII the impact of students on the occupancy of housing in the college towns of Canada is considered). The same narrative will apply for SFU, ECCAD, Kwantlen and the other post secondary institutions, but the data for them is not as accessible. With almost 50,000 people enrolled at UBC (10,000 being international students)¹¹, 30,000 at SFU (4,350 international)^{12,13}, and 180,000 students (8,400 international students)¹⁴ at other post-secondary institutions in the region, the post-secondary population in the region is greater than the population of Burnaby (a total of 255,000). It is essential to recognize their housing occupancy when considering housing market data for the region and, more importantly, smaller local areas within it.

11 www.publicaffairs.ubc.ca/services-for-media/ubc-facts-figures/

12 www.sfu.ca/content/dam/sfu/irp/documents/fingertip.pdf

13 www.sfu.ca/sfunews/stories/2012/fall-enrolment-numbers-in-depth.html

14 www.aved.gov.bc.ca/datawarehouse/documents/headcount.pdf

Table 5

Dwelling Stock Composition - Local Area Housing Mix, Metropolitan Vancouver, 2011 Census

Administrative Area	Private Dwelling Units										Attached Ground Oriented											
	Total					Single-detached house					Apartment			Total			Un-occupied			Occupied by foreign &/or temporary residents		
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Un-occupied	Occupied by foreign &/or temporary residents	Un-occupied	Occupied by foreign &/or temporary residents	Un-occupied	Occupied by foreign &/or temporary residents
Vancouver CMA	100.0%	100.0%	100.0%	100.0%	32.9%	33.8%	13.2%	19.7%	40.8%	40.1%	71.2%	47.0%	26.4%	26.1%	15.6%	33.3%						
Vancouver CV	100.0%	100.0%	100.0%	100.0%	17.3%	18.0%	5.7%	9.7%	60.2%	59.6%	82.2%	63.3%	22.6%	22.4%	12.1%	27.0%						
Surrey CV	100.0%	100.0%	100.0%	100.0%	40.9%	42.2%	32.6%	23.3%	23.7%	23.0%	36.0%	33.6%	35.3%	34.8%	31.4%	43.1%						
Burnaby CV	100.0%	100.0%	100.0%	100.0%	24.1%	24.6%	9.2%	15.5%	48.8%	48.6%	72.3%	48.0%	27.1%	26.8%	18.5%	36.5%						
Richmond CV	100.0%	100.0%	100.0%	100.0%	36.6%	37.2%	18.3%	24.3%	34.9%	34.1%	62.5%	49.5%	28.5%	28.7%	19.2%	26.2%						
Coquitlam CV	100.0%	100.0%	100.0%	100.0%	43.4%	44.2%	22.5%	27.8%	30.3%	30.2%	57.5%	30.2%	26.3%	25.5%	20.0%	42.0%						
Langley DM	100.0%	100.0%	100.0%	100.0%	57.8%	58.9%	31.3%	36.3%	7.9%	7.8%	18.8%	9.7%	34.2%	33.3%	50.0%	54.0%						
Delta DM	100.0%	100.0%	100.0%	100.0%	62.9%	63.7%	40.0%	32.3%	15.0%	14.4%	40.0%	33.3%	22.2%	21.8%	20.0%	34.4%						
New Westminster CV	100.0%	100.0%	100.0%	100.0%	18.0%	18.3%	6.3%	14.2%	17.5%	17.6%	81.3%	61.8%	14.7%	14.1%	12.5%	23.9%						
North Vancouver DM	100.0%	100.0%	100.0%	100.0%	55.3%	56.1%	46.2%	35.7%	67.3%	67.6%	23.1%	14.8%	27.1%	26.3%	30.8%	49.5%						
Maple Ridge DM	100.0%	100.0%	100.0%	100.0%	58.7%	59.4%	50.0%	40.4%	16.4%	16.0%	28.6%	26.9%	24.9%	24.6%	21.4%	32.7%						
North Vancouver CV	100.0%	100.0%	100.0%	100.0%	14.7%	15.1%	5.4%	9.8%	62.9%	62.6%	86.5%	65.0%	22.4%	22.4%	8.1%	25.2%						
Port Coquitlam CV	100.0%	100.0%	100.0%	100.0%	40.7%	41.8%	20.0%	16.7%	25.1%	24.6%	50.0%	35.1%	34.2%	33.6%	30.0%	48.2%						
West Vancouver DM	100.0%	100.0%	100.0%	100.0%	56.9%	57.6%	40.0%	50.5%	29.0%	28.9%	47.5%	26.9%	14.1%	13.4%	12.5%	22.6%						
Port Moody CV	100.0%	100.0%	100.0%	100.0%	31.1%	31.7%	9.1%	12.9%	36.5%	36.3%	63.6%	40.3%	32.3%	32.0%	27.3%	46.8%						
Langley CV	100.0%	100.0%	100.0%	100.0%	24.1%	24.8%	14.3%	8.7%	56.9%	56.3%	71.4%	68.5%	19.0%	18.9%	14.3%	22.8%						
White Rock CV	100.0%	100.0%	100.0%	100.0%	28.1%	28.6%	12.5%	22.5%	53.4%	53.8%	68.8%	44.1%	18.5%	17.6%	18.8%	33.3%						
Pitt Meadows CV	100.0%	100.0%	100.0%	100.0%	45.2%	46.4%	20.0%	17.0%	21.3%	20.1%	40.0%	49.1%	33.5%	33.5%	40.0%	34.0%						
UBC/UEL	100.0%	100.0%	100.0%	100.0%	6.9%	7.6%	1.7%	2.9%	77.7%	76.0%	88.1%	88.2%	15.4%	16.4%	10.2%	8.8%						
Bowen Island IM	100.0%	100.0%	100.0%	100.0%	87.8%	87.4%	91.3%	88.3%	4.0%	4.4%	0.0%	3.3%	8.2%	8.1%	8.7%	8.3%						
Capilano 5 IRI	100.0%	100.0%	100.0%	100.0%	30.7%	30.8%	30.0%	30.0%	69.3%	69.2%	70.0%	70.0%	0.0%	0.0%	0.0%	0.0%						
Burrard Inlet 3 IRI	100.0%	100.0%	100.0%	100.0%	9.1%	9.0%	11.1%	11.1%	90.3%	90.3%	88.9%	88.9%	0.6%	0.7%	0.0%	0.0%						
Anmore VL	100.0%	100.0%	100.0%	100.0%	68.8%	69.8%	60.0%	60.0%	0.0%	0.0%	0.0%	0.0%	31.2%	30.2%	40.0%	40.0%						
Lions Bay VL	100.0%	100.0%	100.0%	100.0%	84.2%	89.1%	88.9%	88.9%	2.7%	3.0%	0.0%	0.0%	8.1%	7.9%	11.1%	11.1%						
Musqueam 2 IRI	100.0%	100.0%	100.0%	100.0%	84.5%	84.4%	100.0%	100.0%	0.0%	0.0%	0.0%	0.0%	15.5%	15.6%	0.0%	0.0%						
Tsawwassen IRI	100.0%	100.0%	100.0%	100.0%	60.3%	61.7%	33.3%	33.3%	31.7%	31.7%	33.3%	33.3%	7.9%	6.7%	33.3%	33.3%						
Belcarra VL	100.0%	100.0%	100.0%	100.0%	79.7%	81.8%	50.0%	50.0%	1.7%	1.8%	0.0%	0.0%	18.6%	16.4%	50.0%	50.0%						
Mission 1 IRI	100.0%	100.0%	100.0%	100.0%	61.8%	61.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	38.2%	38.2%	0.0%	0.0%						
Katzie 1 IRI	100.0%	100.0%	100.0%	100.0%	86.7%	92.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	13.3%	7.1%	100.0%	100.0%						
Semiahmoo IRI	100.0%	100.0%	100.0%	100.0%	78.6%	75.0%	100.0%	100.0%	0.0%	0.0%	0.0%	0.0%	21.4%	25.0%	0.0%	0.0%						
Seymour Creek 2 IRI	100.0%	100.0%	100.0%	100.0%	85.7%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.3%	0.0%	100.0%	100.0%						
McMillan Island 6 IRI	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%						
Residual	100.0%	100.0%	100.0%	100.0%	54.3%	27.2%	100.0%	100.0%	0.0%	0.0%	0.0%	0.0%	45.7%	72.8%	0.0%	0.0%						

Source: Table 2

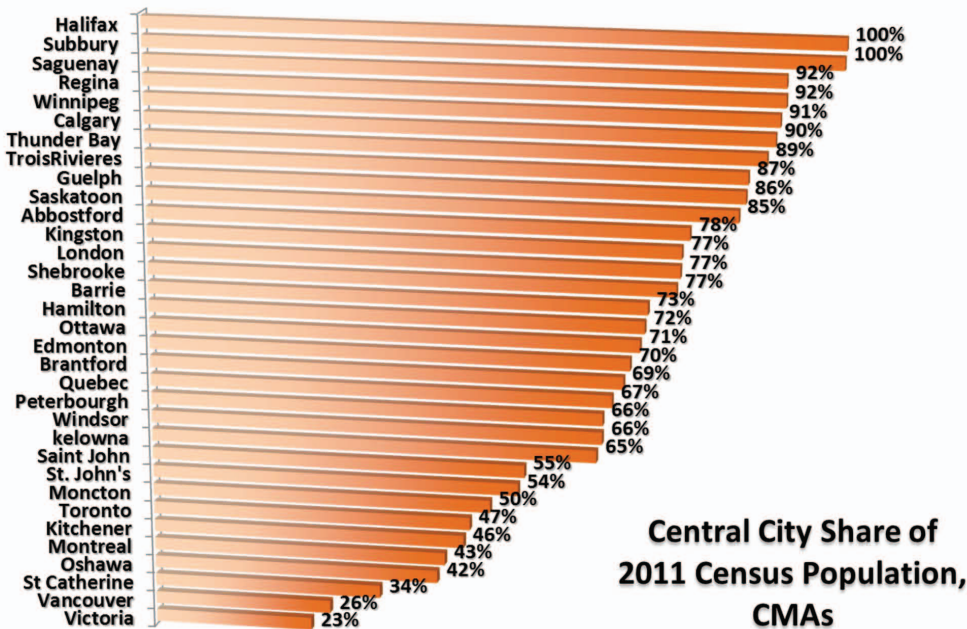
IV Usual Residents in Private Dwellings

Having introduced the concept of private versus collective dwellings in the previous section, a precise definition for private dwellings is appropriate in this one. A private dwelling is an enclosed space with roof, walls, floors, doors and windows such that it provides shelter from the elements, containing a set of living quarters with a private entrance that can be used without passing through the living quarters of someone else, and that has a source of heat or power (see Appendix B item 4)¹⁵. It is the usual residents of private dwellings that are the focus of the Census (and NHS) in terms of scope and detail of population data.

The distribution and type of accommodation of the Census population within a metropolitan region such as ours reflects the structural and historical pattern of physical development of accommodation for its usual residents. Such regions are contiguous urbanized areas that share in a common economy, infrastructure and housing market. The statistical methods used to delimit these regions carve out a region where the vast majority of people who have homes in such urbanized areas also maintain places of work there, and hence a metropolitan area is typically equated with a region's housing market and its urban economy. Within these regions, history, geography, regulation, and transportation have created a general pattern of land uses (employment core, central city, older suburbs and suburban nodes, new suburbs and urban/rural fringe) that, while acknowledging unique regional conditions, are common in metropolitan regions everywhere.

Historically, the pattern of land use created by the forces of urban development has not been not matched by administrative boundaries, creating a situation where land use regulation does not correspond to land use change. In most metropolitan regions in Canada, this has been acknowledged by annexation and amalgamation of administrative areas, generally intended to extend the jurisdiction of the metropolitan core (the central city) to urban development that occurs beyond its boundaries. This has not been the case in south western British Columbia, whose metropolitan areas are unique in Canada for having no single

dominant local administration within the region: the central cities in Canada's 33 metropolitan regions account for an average of 56 percent of the metropolitan population, but in metro Vancouver the City of Vancouver holds only 26 percent of the metropolitan region's population, and in metro Victoria, the City of Victoria's share is only 23 percent.



¹⁵ Note that there are some dwellings, referred to as marginal dwellings, which do not meet the structural requirements with respect to enclosure and heat, such as un-winterized cottages and unconverted garages. If these are permanently occupied by people who have no other place of residence, and if they are located in the two percent of dwellings visited by an enumerator, they and their residents are counted as usual places of residence/residents. Given all of the criteria necessary to include marginal residences, few of them are recorded for urban areas.

regions (e.g., in the Calgary CMA) a more complex process than one would anticipate, as the City of Vancouver (26 percent of the regional population) contains almost none of this region's suburban housing, while the City of Calgary (90 percent of its regional population) contains almost all of that region's suburbs, making a peer to peer comparison impossible.

With this foundation, let us turn to what the 2011 Census says about occupancy of private housing in the Vancouver CMA. The vast majority of the region's Census population, 99 percent (2,280,775 of 2,313,328), lived in private dwellings, as did 98 percent (590,210 of 603,502) of the City of Vancouver's. The regional housing market was comprised of 949,565 private dwelling units, 387,010 (41 percent) units in apartment buildings, 312,150 (33 percent) single detached units, and 250,425 (26 percent) in attached ground oriented units (which includes houses with suites)¹⁶.

These dwellings were not uniformly distributed across the regional landscape¹⁷. The City of Vancouver is where the apartments are, as its housing stock is 60 percent apartment units, 23 percent attached ground oriented, and only 17 percent single detached (Table 5). In contrast, the City of Surrey's housing stock is predominately single detached (41 percent) followed by attached ground oriented (35 percent) and then apartments (24 percent). The City of Vancouver has 45 percent of the region's apartment stock, while the City of Surrey has only ten percent of it; the City of Vancouver has only 16 percent of the region's single detached units, while Surrey has 22 percent of them. This compositional difference means that things that affect apartment living across the region will have a more noticeable impact in the City of Vancouver than in the City of Surrey, while things that affect single detached living across the region play a much larger role in the City of Surrey.

Of the Vancouver CMA's total of 949,565 private dwellings, 92 percent (891,340) were occupied by usual residents (considered in this section) with a further 0.8 percent occupied by Foreign and/or Temporary occupants (considered in Section V) and 5.4 percent were unoccupied (Section VI). The region's 891,340 occupied private dwellings were home to 2,280,775 usual residents on Census Day, for an average of 2.56 occupants per dwelling. This included 301,140 single detached units (942,465 occupants, 3.13 persons per unit), 357,850 apartment units (665,590 occupants, 1.86 per unit) and 232,350 attached ground oriented units (672,720 occupants, 2.90 per unit).

While the City of Vancouver had 30 percent of the region's occupied private dwellings, the dominance of its unique housing mix by apartment units, with their small average household size, meant that it had only a 26 percent share of the region's population. In contrast, the City of Surrey, with its predominantly single detached housing mix and larger average household size, accounted for only 17 percent of the region's occupied private dwelling stock, but had a 20 percent share of the region's Census population.

Over the coming months, with the on-going release of data from the NHS, there will be the opportunity for much analysis and discussion on the spatial distribution of private housing occupied by usual residents in the region and its component administrative areas, as it will be possible to consider family structure, place of work, mobility and many other characteristics of usual residents and their residences. However, given the topic of this paper, it is now time to turn to occupancy of the housing stock that does not involve usual residents. This involves consideration of **a)** the uncounted number of people who were in the region

¹⁶ Single detached units are single dwellings in their own building. Apartments are units in building with three or more units that have entrances from common corridors, and here include units in both buildings of 5 or more storeys and those in buildings of less than five stories. Attached ground oriented units include duplexes, row houses, houses with suites, mobile homes and other forms of non-stacked accommodation. See Appendix B item 9 for Census definitions of structure types.

¹⁷ The extensive nature of development in metropolitan regions means that there are two levels of analysis of, for example, housing markets. The first is regional analysis, the consideration of the unity of the regional market, the comprehensive expression of the forces that shape where and how people live. The second is the analysis of a segment of the housing stock, perhaps delimited by type of dwelling, tenure, or spatial position (core, suburb, etc.) that has its own unique characteristics within the context of the single regional market.

at the time of the Census and who were considered in a response to the Census questionnaire but were not usual resident(units occupied by **Foreign and/or Temporary Residents**), **b)** the number of unoccupied dwellings at the time of the Census (**Unoccupied Units**), and **c)** the uncounted number of people who were here but were never considered in a response to the Census (the **Net Census Undercount**).

V Private Dwellings Occupied by Foreign and/or Temporary Residents

Before getting into the detail of this form of occupancy, it is essential to emphasize that these units are NOT VACANT; they are as occupied as those occupied by usual residents. There has been commentary on these data which aggregated these units together with unoccupied units as the basis for expression of opinions about housing vacancy; this is inappropriate. The occupants of these private dwellings units were persons who, while being in the region on May 10th, considered (or were considered as having in the case of some students) their usual residence to be outside of the region (or municipality if that is what is being considered), and hence were deemed to be temporary residents of the region¹⁸.

The 2011 Census indicates that there were 7,415 units in the region occupied by Foreign and/or Temporary residents on Census Day, 0.8 percent of the 949,565 dwellings in the region. The units occupied by these folks were predominantly apartments: 5,280 (71 percent) were apartments, 1,155 (16 percent) were attached ground oriented units, and only 980 (13 percent) were single detached. Foreign and/or Temporary residents occupied 0.3 percent of the region's single detached units, 1.4 percent of the region's apartments and 0.5 percent of its attached ground oriented units on Census day.

While the Census counts the number of units temporarily occupied, it does not count their occupants as part of this region's usual residents, as they are deemed to have a place of residence elsewhere. We have already run into some of these folks in consideration of the occupancy at UBC/UEL by students who were around for Census day but who don't consider this region to be home; there are many others who fall into this group. While we can't say how many of these people there are (as the Census does not count them, only the units that they are in), the Census does give us an understanding of the range and diversity of this group, as the Census Questionnaire considers the following groups of people when seeking to determine who is a usual resident and who is not:

a) "Students who return to live with their parents during the year should be included at their parents home even if they live elsewhere while attending school or working at a summer job".

So all of those students at UBC, SFU, ECU, BCIT and other post secondary institutions who live in Kits, the West End, off Commercial, in Burnaby and elsewhere in the region and who were here on Census day, but who have parents who live elsewhere and who periodically go back to stay at their folks place, are not counted in the region's Census population, but are counted at their folks place even though they may not really live there. If these students share the unit with some one who is a usual resident, then the unit will be counted as occupied by usual resident, albeit with fewer occupants than there really are. If all of the occupants are treated as returning to the parents' place during the year, or as otherwise have a main residence elsewhere, the place they reside in here is, in the questionnaire's words, "a **SECONDARY RESIDENCE** (such as a Cottage) for ALL PERSONS" in it on May 10th, and the unit will be recorded as occupied by **Foreign Residents and/or Temporarily Present Persons**.

¹⁸ Note that not all Foreign and/or Temporary people in the region on Census day were in private dwellings, as some would be in collective dwellings, mainly hotels, motels, cruise ships and the like. No Foreign and/or Temporary residents are included in Census population counts; private dwelling units occupied only by Foreign and/or Temporary residents (i.e., with no usual residents also in them) are counted in the housing stock.

While there is not a count of these people, we do know that there are a quarter of a million post-secondary students in the region. In the absence of data, all we can do is to attempt to estimate the orders of magnitude of the impact they may have on housing occupancy; if only 2.5 percent of these people were here on May 10th, but did not consider the private dwelling where they were living that day to be home, at an average apartment occupancy of 1.86 persons per unit, it would represent occupancy of 3,360 dwelling units, a reasonable magnitude given the total of 7,415 private dwellings occupied by Foreign and/or Temporary residents.

b) Students from another country who are studying here for a period of six months who have a permanent residence elsewhere.

Citizenship and Immigration Canada requires foreign students who are to be in Canada for six months or more to have a study permit (see Appendix D: Study Permit Requirements) and the Census requires them to record themselves as usual residents unless they have a main residence elsewhere in which case they are Foreign and/or Temporary residents. There are 28,000 international students at post-secondary institutions in the metropolitan Vancouver area, some uncounted number of whom would have been classified as temporarily occupying housing in this region.

c) Students who are here for less than six months do not require a study permit and the Census requires them to record themselves as “temporarily present persons” if they have a main residence elsewhere.

Yes, all of those language students filling floors of downtown B and C class office buildings (and the streets and 99 cent pizza shops between classes) who are here on courses of less than six months and have a main residence elsewhere are not included in the Census population count. If they share a unit with someone who is a usual resident (for example, homestay students), then the unit will be counted as occupied by usual resident, albeit with fewer occupants than there really are. If all of the unit’s occupants are foreign students here for less than six months, they will be, in the words of the Census questionnaire, in a “DWELLING OCCUPIED ONLY BY RESIDENTS OF ANOTHER COUNTRY VISITING CANADA (for example, on vacation or a business trip)”, and the unit will be recorded as being occupied by “foreign residents and/or temporarily present persons”.

So how many of these folks might there be? There are some data that can help to at least get an idea of scale: the number of foreign students who are in short stay programs not requiring study permits in metropolitan Vancouver is estimated to be in the range of 40,000 (with the majority in the City of Vancouver, about 28,000, a number that likely includes UBC/UEL)¹⁹. Again, in the absence of data, we can only attempt to estimate the magnitude that these folks have on housing occupancy; if we were to assume that 7.5 percent of them were in the region on May 10th, were living in the own private units, did not consider where they were living their main residence, and were occupying private dwellings at an average of 1.86 persons per unit, for an occupancy of 1,612 private dwellings.

d) Representatives of other governments, such as consular officials. These folks are not counted in the Census, and their homes are recorded as occupied by “foreign residents and/or temporarily present persons”.

19 OTHER TEMPORARY RESIDENTS IN VANCOUVER: Students, Humanitarian, and Other Temporary Residents; Sarah Zell for the City of Vancouver Mayor’s Working Group on Immigration, March 2011; mbc.metropolis.net/assets/uploads/files/TROtherVancouver_factsheet3_final.pdf.

e) People who have a main residence elsewhere in Canada, such as people who live in a dwelling in the region while working here but who during the year periodically return to another residence outside of Vancouver that they considered to be their main residence²⁰.

These people are to be counted at their main residence; their Vancouver address is “a SECONDARY RESIDENCE (such as a Cottage) for ALL PERSONS” in it on May 10th and is classified as occupied by “foreign residents and/or temporarily present persons”. While this may not be a significant aspect of housing occupancy in this region, perhaps limited to those in long distance relationships and those who find family homes more affordable elsewhere but who work here, it is very significant in bunkhouse towns in the gas- and oil-patch, where a very significant number of dwellings are occupied by people whose main residences are not where they reside for work.

f) Persons whose usual place of residence is outside of Canada regardless of their citizenship who were in a private dwelling in Vancouver on May 10th.

These folks are not counted in the Census and, unless they share the dwelling with a usual resident, the dwelling will be classified as a “DWELLING OCCUPIED ONLY BY RESIDENTS OF ANOTHER COUNTRY VISITING CANADA (for example, on vacation or a business trip)” and recorded as occupied by “foreign residents and/or temporarily present persons”. This includes our equivalents of Shania Twain, and Steve Nash, as well as people not of Canadian Citizenship whose usual place of residence is elsewhere.

So what does this tell us about housing occupancy? On the one hand, quite a lot, as it indicates that the occupancy of private dwellings by Foreign and/or Temporary residents in the region is insignificant, accounting for only 7,415 units or 0.8 percent of the region’s private dwellings, roughly consistent with the number of post-secondary and short stay foreign language students in the region, and therefore represents a level that should not be of concern. In fact, given the economic importance of temporary residents to the region’s economy, including out of town and foreign students²¹, and tourists²², perhaps there should be concern about how small the number is!

On the other hand, it tells us very little. This broad category includes university students, language students, long distance commuters, and visitors from other cities and countries and therefore has not applicability to the subject of investment or ownership, whether it be domestic or foreign. There is a tendency to emphasize the foreign part of this definition, in spite of its broad inclusion of many other groups of residents: the Census data do not tell us anything about who the temporary occupants are, or how long they occupy the units, nor does it tell anything about whether they own or rent.

From a land use, transportation, services and sales perspective, the fact that the units, but not the people, are counted in the Census is unfortunate. These people are part of the rhythm and life of the region, as they are here, for a lesser or greater period of time, shopping, eating, riding buses, going to school or university, working, and paying directly or indirectly property and sales taxes. Yet their presence is not reflected in the Census count of population – when population matters, the Census numbers must be augmented with other data to get a full picture of the number of folks on the buses and in the stores.

Such consideration is particularly important in looking at housing occupancy in sub-markets in the region. As Foreign and/or Temporary residents are primarily apartment and suite residents, given the spatial

²⁰ For example, most of the Canucks and BC Lions should they be here on May 10th.

²¹ The Economic Impact of International Education in British Columbia; Roslyn Kunin & Associates, Inc.; BC Council for International Education; www.bccie.bc.ca/about/publications/economic-impact

²² The VRBO web site lists 275 dwellings in the City of Vancouver that individual owners rent to short and medium stay visitors to the City, the equivalent of an additional hotel building.

distribution of the housing stock by structure type in the region, it is not surprising, for example, that the City of Vancouver has a more than proportionate share, and the City of Surrey a less than proportionate share, of dwelling units occupied by Foreign and/or Temporary residents. Back to Table 4, Column C: relative to the regional average share of dwellings occupied by Foreign and/or Temporary residents of 0.8 percent, the City of Vancouver's share (with 45 percent of the region's apartments) is 1.4 percent. The the City of Surrey's share of its total housing stock occupied by Foreign and/or Temporary residents (with only ten percent of the region's apartments) is only 0.3 percent. However, the difference narrows when you look specifically at the apartment market (Table 4, Column K); while in the regional average is 1.4 percent of the apartment stock occupied by Foreign and/or Temporary residents, in the City of Vancouver the share is 1.9 percent, a bit higher but not nearly the margin suggested by the total dwelling structure spread, and not a surprise given its proximity of the province's largest university.

Note the second highest average level of units occupied by Foreign and/or Temporary residents was the 0.5 percent of attached ground oriented units (Table 4 Column O); while this includes duplexes and row houses, it most importantly includes houses with suites, the perennial accommodation for university students. In the City of Vancouver at the time of the Census, 0.8 percent of such units were occupied by Foreign and/or Temporary residents, slightly higher than the regional average share of 0.5; as might be anticipated, the UBC/UEL share was much higher, with 3.4 percent of attached units occupied by Foreign and/or Temporary residents. Similar patterns are seen in single detached, with a regional average of 0.3 percent occupied by Foreign and/or Temporary residents, the City of Vancouver had 0.5 percent, and UBC/UEL having 1.3 percent occupied by temporarily present persons. [Warning. Census tabulations are randomly rounded to a number ending with 0 or 5; while this has little impact on large numbers, it has a significant impact on small ones. The 1.3 percent for UBC/UEL is derived from a tabulated number of 5, while the underlying count could have been anywhere from 1 to 9; thus whenever shares are considered, it is important to look to the absolute numbers as well]

What the Census data on Foreign and/or Temporary dwellings show is that it is not the City of Vancouver that is the outlier²³, but rather UBC/UEL, a situation that is consistent with its role as the largest post-secondary institution in the province. When adjusted for its housing mix, the slightly above average of Foreign and/or Temporary residents in the City of Vancouver in part simply reflects its proximity to UBC, and in part its concentration of the region's international businesses and tourism accommodation; as post-secondary education, employment and tourism accommodation increase outside of the City of Vancouver, this slight margin will shrink.

VI Private Dwellings Listed as Unoccupied in the Census

The final group of private dwellings considered in the Census are the 50,810 private dwelling units (5.4 percent of the region's private dwelling stock) that were classified as **Unoccupied** on May 10th, 2011. Before considering this group of dwellings, which represent seven times the number occupied by Foreign and/or Temporary residents, it is essential to emphasize that the Census defines them as **unoccupied**, not *vacant*. Unoccupied means that they were not designated as a main residence by a Census respondent (but could be occupied on a non-permanent basis), and/or that the Census staff had determined that there was nobody physically residing in the unit on Census day. These units can range from the truly vacant and available for occupancy, through vacant but with occupants on their way to move in, to occupied by usual

23 Considering only local administration areas with more than 5000 units; data quality for smaller areas limits detailed consideration. With only 0.2 percent of the region's private dwellings, Bowen is not significant in terms of regional patterns, but it is interesting to very briefly look at its data, as it has the highest share of its units occupied on Census Day by Foreign and/or Temporary residents (6.5 percent compared to the regional average of 0.8 percent) and the highest share of unoccupied units (17.0 percent compared to a regional average of 5.4 percent); this is exactly what would be expected when an island weekend retreat is included in a metropolitan area.

occupants who were away temporarily and did not submit a Census questionnaire, to second residences for people with main residences elsewhere.

To fully understand this group, it is important to step back briefly to review the way the Census is conducted²⁴. The objective of the Census is to obtain a Census response from every dwelling in Canada. The 2011 process started with a list of addresses of property in the region from the 2006 Census as a base, updated to 2011 using administrative records such as telephone billing files, telephone directory files, CMHC building starts/completion files, GST rebates files, Labour Force Survey listings, municipal government address files, and targeted listing activity in high-growth areas.

Newly constructed dwellings, completed and ready for occupancy, but as yet unoccupied on May 10th, 2011, were counted as unoccupied, as were vacant units that were for sale or sold and awaiting occupancy, for rent or rented and awaiting occupancy, or under repair or renovation and either vacant or awaiting re-occupancy.

The quality of the address list is of critical importance to the Census, for if a dwelling unit is not on the list, it (and its occupants) will almost certainly not be counted in the Census. Having said that, it is reasonable to assume that it is comprehensive, particularly in long established and highly administered urban regions such as metropolitan Vancouver. Statistics Canada uses the list of addresses for a number of surveys, and has maintained it for many years, so while the odd drywall collection (basement suite) may slip by, it is anticipated that it closely represents the universe of dwelling addresses of private dwellings.

All of these addresses were sent some form of communication concerning the Census. Starting May 3rd 2011, a bilingual letter was delivered by mail to 60 percent of dwellings (i.e., to addresses not to persons). This letter provided the required information for respondents to complete the questionnaire online. The letter also contained a toll-free number respondents could call to request a paper questionnaire. An additional set of dwellings on the list (roughly 20 percent) received a package by mail with Census forms included. For the remaining dwellings (roughly 20 percent), questionnaires were either dropped off by enumerators (18 percent) or completed by having enumerators conduct personal interviews (two percent). This “list and leave” approach took place in areas where return of completed questionnaires by mail was feasible, but drop-off needed to be done by hand because mail delivery was not conducted solely on the civic address of the dwelling. During the “list and leave” operation, Census enumerators listed all private dwellings, collective dwellings and agricultural operations in their Visitation Record.

If a properly completed questionnaire was received from a dwelling, the data was recorded in the Census and the file closed. When a questionnaire was not returned from a dwelling, it could have been because it was not occupied, the household was absent, the household did not receive a questionnaire or it was a refusal household. If no response to the initial wave of Census administration was received, first a reminder letter was sent; if no response was subsequently received, another letter and a questionnaire package was sent (see Appendix E for a description of Census administration waves). Finally, again if no response was received, a notice of visit was sent to the address and the non-response follow-up procedure was initiated, a process that was intended to obtain a completed questionnaire from all households that did not return a questionnaire. This process included verification of a dwelling’s occupancy immediately preceding the non-response follow-up, and units physically confirmed as unoccupied were recorded as such. Follow-up was first done by telephone when numbers were available. If a completed questionnaire could not be obtained by telephone, personal visits were conducted until a completed questionnaire was obtained or it was determined that there would be no response.

²⁴ This section is largely derived from Statistics Canada description of the conduct of the Census. Overview of the Census Chapter 5 – Field operations Catalogue number: 98-302-XWE www12.statcan.gc.ca/Census-recensement/2011/ref/overview-apercu/pop5-eng.cfm

It is important to note that dwellings are classified as unoccupied on Census Day if they have been confirmed as unoccupied by a reliable source²⁵. If Statistics Canada is unable to verify that a dwelling unit was unoccupied (which means it may be occupied or unoccupied) they are considered “no contact” or an “absent household” and are not included in any Census tabulation. There are no data published that tell us what percentage of dwellings are in this combined “no response” category, something that Statistics Canada might do during its Coverage Review to be published later this year.

Accepting the completeness of the address register, it is the “no response” dwellings that are of concern to some analysts, particularly those considering data for areas with a significant number of apartments: while the follow-up procedure may be successful at determining the occupancy of a house by peering through windows and talking to neighbours, it is much more challenging for a high rise apartment building with a good security system at the main entrance and where fewer people may know their neighbours. The extent to which “no response” units are actually occupied or unoccupied will affect Census population and dwelling counts. Considering the existence of “no response” dwellings along with the fact that returned Census forms may not actually list everyone they should, it is reasonable to anticipate a Census undercount, the magnitude of which is discussed in Section VIII.

So what do we know about the 50,810 private dwelling units in the region recorded as unoccupied dwellings in the Census²⁶? First, as the Census occurs after the end of the fall academic session, there will be more of them, by an unmeasured amount, than there would have been a month before. Second, most of them are apartments, with the region’s 23,880 unoccupied apartments accounting for 47 percent of all unoccupied units, followed by the 16,900 unoccupied attached ground oriented units (33 percent) and then the 10,030 unoccupied single detached units (20 percent), a situation likely related to the first point.

As with Foreign and/or Temporary group, as a result of compositional difference, the parts of the region with large shares of apartments will have higher shares of unoccupied unit than those with relatively fewer apartments. Consider first the City of Vancouver, where 6.3 percent of all private dwellings were listed as unoccupied, compared to the regional average of 5.4 percent. (Table 4 Column D). This difference is largely the result of its disproportionate share of apartments. In the region as a whole, 6.2 percent of all apartment units were unoccupied at the time of the Census; about the same level, 6.7 percent, for attached ground oriented (which includes houses with suites); and 3.2 percent of single detached units. The percent of apartments that were unoccupied at the time of the Census in the City of Vancouver (Table 4 Column L) was 6.7 percent, not significantly different from the regional average of 6.2 percent. Where unusually high shares of unoccupied apartments were found was in the City of Surrey with 9.2 percent unoccupied, West Vancouver 6.9 percent, Pitt Meadows at 8.7 percent, and, of course, UBC/UEL at ten percent.

Considering the 6.7 percent share of attached ground oriented units that were unoccupied at the time of the Census, the City of Vancouver (7.6 percent) was above the regional average of 6.7 percent, but well below the rates observed in the City of Surrey (8.0 percent), the City of Coquitlam (7.3 percent), the City of New Westminster (9.3 percent), West Vancouver (twelve percent), and the City of White Rock (9.5 percent). In the case of single detached units that were unoccupied at the time of the Census, the regional average was 3.2 percent, with the City of Vancouver again close to the regional average with 3.5 percent; local areas that had higher shares of single detached units unoccupied included the City of Surrey

25 Verified by correspondence from Statistics Canada.

26 CMHC data show that there were 3,200 newly completed units in the region at the time of the Census, (Table 027-0010 Canada Mortgage and Housing Corporation, newly completed and unoccupied housing in selected Census metropolitan areas and large urban centres <http://statcan.gc.ca/cansim/pick-choisir?lang=eng&p2=33&id=0270010>.) CMHC data show there were 3,975 available rental units (vacant plus to be vacated but not yet rented) and 3,055 vacant units in April 2011, the month before the Census and before the end of the fall academic season. (Rental Market Statistics, CMHC, Spring 2011, Table 25.1 - Tableau 25.1 Vacancy and Availability Rates in Privately Initiated Rental Row and Apartment Structures of Three Units and Over). Combined, these 6,255 units would account for 12 percent of the unoccupied units recorded in the Census.

(3.7 percent), the City of New Westminster (4.5 percent), West Vancouver (6.6 percent), and the City of White Rock (4.2 percent).

Clearly in each area there are specific local factors that contribute to the specific pattern of unoccupied units, particularly in rapidly growing areas and those with active turnover in real estate ownership and occupancy, which may have a more than proportionate share of newly constructed and/or recently sold unoccupied units. In areas which have a relatively high number of post-secondary students who move from the region to home or work at the end of April, the number of unoccupied units in May will be higher than areas that do not have significant number of such students, and higher than they would have had the month before.

What the Census data show is that, adjusted for the composition of the housing stock, there is no great disparity between the City of Vancouver and other parts of the region with respect to the percentage of its housing stock that is unoccupied.

Table 6

Population and Housing Occupancy in Metropolitan and Major Urban Regions, 2011 Census														
Region	Private Dwelling Units												Census Population	
	Total			Single-detached house			Apartment			Attached Ground Oriented			Total Usual Residents	
	Occupied by Usual Residents	Occupied by foreign &/or temporary residents	Un-occupied	Occupied by Usual Residents	Occupied by foreign &/or temporary residents	Un-occupied	Occupied by Usual Residents	Occupied by foreign &/or temporary residents	Un-occupied	Occupied by Usual Residents	Occupied by foreign &/or temporary residents	Un-occupied	Living in Private Dwellings	Living In Collective Dwellings
	A	B	C	D	E	F	G	H	I	J	K	L	M	N
Regions' Average	94.5%	0.7%	4.8%	96.6%	0.4%	2.9%	91.8%	1.3%	7.0%	94.1%	0.5%	5.4%	98.4%	1.6%
Toronto CMA	95.7%	0.6%	3.7%	97.7%	0.3%	2.0%	93.5%	1.1%	5.4%	95.8%	0.3%	3.9%	98.9%	1.1%
Montréal CMA	95.1%	0.8%	4.1%	98.2%	0.3%	1.5%	92.9%	1.2%	5.9%	95.9%	0.4%	3.6%	98.1%	1.9%
Vancouver CMA	93.9%	0.8%	5.4%	96.5%	0.3%	3.2%	92.5%	1.4%	6.2%	92.8%	0.5%	6.8%	98.6%	1.4%
Ottawa - Gatineau CMA	94.7%	1.2%	4.1%	95.9%	1.0%	3.1%	91.5%	2.1%	6.5%	96.2%	0.6%	3.1%	98.3%	1.7%
Calgary CMA	95.0%	0.5%	4.5%	97.3%	0.2%	2.5%	90.1%	1.3%	8.6%	93.4%	0.4%	6.2%	98.7%	1.3%
Edmonton CMA	93.5%	0.6%	5.9%	96.0%	0.4%	3.5%	88.3%	1.2%	10.6%	92.8%	0.4%	6.8%	98.2%	1.8%
Québec CMA	95.7%	0.6%	3.7%	97.1%	0.3%	2.5%	94.1%	0.9%	5.0%	96.4%	0.3%	3.2%	97.5%	2.5%
Winnipeg CMA	95.6%	0.5%	4.0%	97.4%	0.3%	2.3%	92.2%	0.8%	7.0%	94.2%	0.4%	5.5%	97.9%	2.1%
Hamilton CMA	95.9%	0.5%	3.6%	97.6%	0.4%	2.1%	92.4%	0.9%	6.7%	95.7%	0.4%	3.9%	98.2%	1.8%
London CMA	92.3%	0.7%	6.9%	96.6%	0.3%	3.0%	85.0%	1.5%	13.5%	90.8%	0.7%	8.5%	98.4%	1.6%
Kitchener&C&W CMA	94.7%	1.5%	3.8%	98.2%	0.4%	1.4%	88.3%	3.5%	8.1%	93.3%	2.0%	4.7%	98.5%	1.5%
Halifax CMA	93.1%	1.0%	5.8%	95.4%	0.6%	4.0%	89.3%	1.9%	8.8%	94.1%	0.7%	5.2%	98.5%	1.5%
St. Caths Niagara CMA	92.0%	1.1%	6.8%	94.2%	1.1%	4.7%	89.0%	0.9%	10.2%	86.5%	1.5%	12.0%	97.9%	2.1%
Victoria CMA	91.7%	0.8%	7.5%	95.8%	0.4%	3.8%	87.2%	1.3%	11.5%	91.2%	0.7%	8.1%	97.5%	2.5%
Windsor CMA	92.5%	0.6%	6.9%	96.1%	0.5%	3.5%	82.5%	1.0%	16.5%	89.5%	0.5%	10.1%	98.8%	1.2%
Oshawa CMA	96.8%	0.2%	3.0%	97.8%	0.2%	2.0%	92.6%	0.5%	6.9%	96.5%	0.2%	3.3%	98.7%	1.3%
Saskatoon CMA	94.5%	0.9%	4.6%	96.8%	0.4%	2.8%	90.1%	1.9%	8.0%	93.2%	1.2%	5.6%	98.4%	1.6%
Sherbrooke CMA	91.2%	2.0%	6.8%	93.2%	1.6%	5.2%	88.3%	2.7%	8.9%	94.0%	1.0%	5.0%	97.4%	2.6%
Regina CMA	95.0%	0.9%	4.2%	96.0%	0.6%	3.4%	92.7%	1.7%	5.6%	92.7%	1.0%	6.3%	98.2%	1.8%
St. John's CMA	93.4%	0.7%	5.9%	96.0%	0.3%	3.7%	89.2%	1.5%	9.2%	90.4%	1.0%	8.6%	98.4%	1.6%
Kelowna CMA	89.4%	0.7%	9.9%	92.5%	0.6%	6.9%	83.0%	1.0%	16.0%	88.4%	0.5%	11.1%	98.1%	1.9%
Trois-Rivières CMA	93.7%	0.8%	5.4%	97.2%	0.8%	2.0%	89.2%	1.1%	9.7%	94.6%	0.5%	4.9%	96.8%	3.2%
Kingston CMA	89.3%	2.4%	8.3%	91.1%	1.9%	7.0%	86.3%	3.3%	10.4%	88.1%	2.4%	9.5%	96.5%	3.5%
Saguenay CMA	94.2%	0.4%	5.4%	93.7%	0.4%	5.9%	93.6%	0.6%	5.8%	96.1%	0.3%	3.6%	97.8%	2.2%
Barrie CMA	94.1%	0.5%	5.4%	94.8%	0.5%	4.7%	91.2%	0.6%	8.2%	93.0%	0.5%	6.5%	98.6%	1.4%
Greater Sudbury CMA	93.2%	0.7%	6.1%	95.2%	0.6%	4.2%	88.4%	1.0%	10.6%	92.6%	0.5%	6.9%	98.4%	1.6%
Abbotsford Miss CMA	92.9%	0.3%	6.8%	95.4%	0.2%	4.4%	90.7%	0.6%	8.7%	90.7%	0.3%	9.0%	97.9%	2.1%
Moncton CMA	93.4%	0.6%	6.0%	96.5%	0.2%	3.3%	86.4%	1.6%	12.0%	92.9%	0.5%	6.6%	97.7%	2.3%
Guelph CMA	92.4%	1.4%	6.2%	96.4%	0.6%	3.0%	87.6%	1.7%	10.6%	87.0%	2.9%	10.1%	99.0%	1.0%
Saint John CMA	92.1%	0.6%	7.3%	94.5%	0.5%	5.0%	86.3%	0.8%	12.9%	92.1%	0.4%	7.5%	98.0%	2.0%
Thunder Bay CMA	92.8%	1.6%	5.6%	94.3%	1.9%	3.9%	90.1%	0.9%	8.9%	89.3%	0.9%	9.8%	98.0%	2.0%
Brantford CMA	95.7%	0.2%	4.1%	97.7%	0.2%	2.2%	89.3%	0.4%	10.3%	93.7%	0.3%	6.0%	98.3%	1.7%
Peterborough CMA	90.9%	1.6%	7.5%	91.9%	1.5%	6.6%	88.3%	1.6%	10.1%	89.0%	2.2%	8.7%	97.6%	2.4%
Cape Breton CA	90.8%	0.4%	8.8%	91.9%	0.4%	7.7%	85.9%	0.6%	13.5%	88.7%	0.2%	11.0%	98.1%	1.9%
Chatham-Kent CA	92.7%	0.7%	6.6%	93.5%	0.8%	5.7%	90.2%	0.4%	9.4%	89.7%	0.4%	9.9%	98.1%	1.9%
Lethbridge CA	91.8%	0.5%	7.7%	95.3%	0.3%	4.4%	81.8%	1.0%	17.2%	87.9%	0.8%	11.3%	97.0%	3.0%
Nanaimo CA	93.5%	0.4%	6.0%	96.1%	0.3%	3.6%	88.0%	0.7%	11.2%	91.3%	0.4%	8.3%	97.6%	2.4%
Kamloops CA	91.4%	0.8%	7.7%	94.8%	0.7%	4.5%	87.8%	1.1%	11.1%	86.6%	1.0%	12.4%	97.9%	2.1%
Fredericton CA	93.8%	1.0%	5.2%	96.5%	0.4%	3.2%	88.1%	2.6%	9.3%	92.3%	1.2%	6.6%	98.7%	1.3%
Drummondville CA	95.3%	0.9%	3.9%	96.6%	1.1%	2.3%	92.9%	0.6%	6.5%	96.0%	0.5%	3.5%	96.9%	3.1%
Sarnia CA	94.7%	0.5%	4.8%	96.5%	0.4%	3.1%	89.8%	0.9%	9.4%	91.8%	0.6%	7.6%	98.5%	1.5%
Saint Jean sur R. CA	97.2%	0.3%	2.5%	98.4%	0.2%	1.4%	95.8%	0.4%	3.8%	96.5%	0.2%	3.3%	97.8%	2.2%
Bellefleur CA	95.2%	0.4%	4.3%	97.0%	0.5%	2.5%	91.7%	0.4%	7.8%	91.9%	0.4%	7.7%	98.0%	2.0%
Chilliwack CA	92.9%	0.5%	6.6%	93.8%	0.5%	5.6%	88.4%	0.8%	10.9%	94.4%	0.3%	5.4%	97.7%	2.3%
Red Deer CA	93.7%	0.3%	6.0%	97.4%	0.1%	2.4%	86.6%	0.6%	12.8%	92.5%	0.3%	7.1%	98.0%	2.0%
Prince George CA	91.4%	0.6%	8.0%	94.8%	0.6%	4.6%	82.1%	0.6%	17.3%	88.2%	0.5%	11.3%	98.5%	1.5%

Source: Statistics Canada, 2011 Census of Population
 Catalogue no. 98-312-XCB2011030 - Household Living Arrangements, Age Groups and Sex for the Population in Private Households
 Catalogue no. 98-310-XWE2011002 - Population and dwelling counts
 Custom Tabulation CRO0132693: Private Dwellings by Document Type and Structural Type of Dwelling

VII Inter-regional Comparisons

In the preceding sections, the spatial distribution of housing occupancy in the metropolitan Vancouver housing market was considered; as this intra-regional comparison showed, major differences in occupancy within the Vancouver region are largely explained by local areas' housing stock composition and unique local factors such as universities. This comparison raises two inter-regional comparison questions: How does the region's housing market occupancy compare to that of other regions? How do local areas in this region's housing market compare to their peer areas in other regions?

1 This region's housing market occupancy compared to that of other regions

Table 6 shows housing occupancy shares for Canada's 33 Census Metropolitan Areas (CMAs) and 13 major urbanized regions (Census Agglomerations, CAs) with populations of 80,000 people or more²⁷. These 46 CMAs and CAs represent 73 percent of the country's Census population and 70 percent of its private dwellings; the top three, the Toronto, Montreal and Vancouver CMA's, account for half the population in this group, and a third of the total national population.

Collective Dwellings. These urban region's have an average of 1.6 percent of their Census population living in collective dwellings; the Vancouver CMA is slightly below this average (1.4 percent), as are the Toronto CMA (1.1 percent) and Calgary CMA (1.3 percent), while the Montreal (1.9 percent) and Edmonton CMAs (1.8 percent) are slightly above. Having noted this, there is no significant difference between the country's major metropolitan regions in terms of share of their population living in collective dwellings. Where noticeable differences occur is in some of the smaller regions. The largest shares of usual residents living in collective dwellings is in the province of Quebec (Drummondville CA 3.1 percent, Trois-Rivieres CMA 3.2 percent, Sherbrooke CMA 2.6 percent), college towns (Lethbridge CA 3.0 percent, Sherbrooke (2.6 percent), Kingston CMA with its university and prison 3.5 percent) and retirement regions (Victoria CMA 2.5 percent, Nanaimo CA 2.4 percent). The Vancouver CMA has the lowest share of population in collective dwellings in the listed regions of British Columbia.

Dwellings occupied by Foreign and/or Temporary Residents. The 46 major urban regions of Canada have an average of 0.7 percent of their private dwelling stock occupied by temporary and/or foreign residents; essentially the same level prevails in the Toronto (0.6 percent), Montreal (0.8 percent), Vancouver (0.8 percent), Edmonton (0.6 percent) and Quebec (0.6 percent) CMAs. Greater variance from the average is shown in the Ottawa-Gatineau CMA with a higher than average 1.2 percent share of dwellings occupied Foreign and/or Temporary residents due to its diplomatic and student populations, the Kitchener-Cambridge-Waterloo CMA (with its universities and colleges, 1.5 percent), London CMA (with its university 1.6 percent), Sherbrooke CMA (with its universities and colleges 2.0 percent), and Kingston, with the largest share, 2.4 percent, with its university.

Unoccupied Dwellings. Overall, an average of 7.0 percent of the apartment dwellings were recorded as unoccupied in these 46 urban regions on May 10th, 2011. The largest metropolitan regions had below average levels of unoccupied apartments, with the Toronto CMA recording 5.4 percent of apartments unoccupied, the Montreal CMA 5.9 percent, the Vancouver CMA 6.2 percent, and the Ottawa-Gatineau CMA 6.5 percent. Higher than average shares for unoccupied dwellings were found in the Calgary CMA (8.6 percent), the Edmonton CMA (11 percent), the London CMA (14 percent), the Windsor CMA (17 percent), the Lethbridge CA (17 percent), and the Prince George CA (17 percent).

²⁷ The 80,000 population cutoff was chosen to include the major urban regions of British Columbia (the Prince George CA has a Census population of 84,232), and reflects a discontinuity in regional populations Prince Georges' 84,232 and Sault Ste. Marie's 79,800.

In this context it is important to note that there is a significant difference in regional housing composition in metropolitan areas in Canada (Table 5). Apartments accounted of 41 percent of the housing stock in the Vancouver CMA, the fourth highest share in Canada's metropolitan regions, following the Montreal CMA (51 percent), and the Quebec and Sherbrooke CMAs (44 percent), and far ahead of the fifth place Toronto CMA (30 percent). As a result, occupancy levels in apartment units play a dominant role in overall levels in these regions as compared to other urban regions in the country.

With single detached units accounting for only 33 percent of the housing stock in the Vancouver CMA, the second smallest share after the Montreal CMA's 32 percent, and well behind the third place Toronto CMA's 40 percent, occupancy levels in single detached units in this region do not have a dominant influence on overall occupancy rates. An average of 2.9 percent of the single detached dwelling units in these 46 regions were unoccupied at the time of the 2011 Census, with below average levels in the Toronto CMA (2.0 percent), the Montreal CMA (1.5 percent), and the Calgary CMA (2.5 percent), and above average levels in the Vancouver CMA (3.2 percent), Ottawa-Gatineau CMA (3.1 percent) and the Edmonton CMA (3.5 percent). All of these levels, however, are within the range of the 2.9 percent average. The high side outliers are places like the Cape Breton CA (7.7 percent), the Kingston CMA (7.0 Percent), the Kelowna CMA (6.9 percent), and the Peterborough CMA (6.6 percent).

The Vancouver CMA did have a higher than average level of unoccupied attached ground oriented dwellings at the time of the 2011 Census, with 6.8 percent of such units unoccupied, compared to the 5.4 percent average for the 46 largest urban regions in the country, a level it shares with the Edmonton CMA (6.2 percent) and the Quebec CMA (6.8 percent). This compares to lower levels in the Toronto CMA (3.9 percent), the Montreal CMA (3.6 percent) and the Calgary CMA (3.1 percent). Again, while the Vancouver CMA is above average, it is by no means a significant difference compared to the levels found in the St. Catherines CMA (12 percent), the London CMA (8.5 percent), the Windsor CMA (ten percent) and the Kelowna CMA (11 percent).

Overall, there is no significant difference in the percentage of private dwellings unoccupied in the metropolitan Vancouver region relative to other major regions in Canada, as the 5.4 percent unoccupied in the Vancouver CMA is not significantly different from the average of 4.8 percent found in the 46 largest metropolitan and urban regions in the country. Looking within the province, the rate in the Vancouver CMA is lower than the Victoria CMA (7.5 percent), the Kelowna CMA (9.9 percent), the Abbotsford Mission CMA (6.8 percent), the Nanaimo CA (6.0 percent), the Kamloops CA (7.7 percent), the Chilliwack CA (6.6 percent) and the Prince George CA (8.0 percent).

2 Local areas in this region compared to peer areas in other regions

As indicated earlier, it is much more difficult to compare local areas (for example, central cores) within regions to equivalent areas in other regions. The reason for this difficulty lies with the nature of urban and urban housing markets discussed earlier. Housing markets are spatial, with the center of the region having the highest densities, the largest number of apartments, the smallest average household sizes, more singles and fewer families, and the focus of regional employment and transportation structures. Away from the centre, there are relatively fewer apartments, more single family homes and duplexes, larger households, more families and fewer singles, and relatively fewer places of work.

In metropolitan Vancouver this urban land use gradient is arbitrarily sliced into administrative areas that do not conform to market segments: Boundary Road is not much of a boundary in the housing market. The closest that can be said is that the City of Vancouver accounts for the urban core; Richmond, Burnaby, North Vancouver District and West Vancouver forms the urbanizing older suburbs, with Surrey, the Tri Cities, Maple Ridge and the Langleys representing the developing urban edge. Certainly there

are anomalies to this pattern, notably New Westminster, White Rock and North Vancouver City, but the general pattern prevails.

While the spatial gradient of land uses prevails in the other metropolitan region, it is not nearly as fragmented into administrative areas (such as municipalities) as we have here in the Vancouver region. The City of Vancouver (the metropolitan core) accounts for 26 percent of the region's population, 30 percent of its dwelling units, 44 percent of its apartment units, and only 15 percent of its single detached units. With only one exception, the Victoria CMA, there is no other region in Canada where the metropolitan core so closely corresponds to a municipal boundary. For example, in terms of share of total regional population, the City of Vancouver's 26 percent of metropolitan population is the second smallest share of all the CMAs in Canada: in most CMAs (25 out of 33) the Central City represents more than half of the regional population (Figure One).

Consider, for example, a situation where one wished to understand the differences between Calgary and Vancouver in an aspect of housing or urban development, such as levels of home ownership, vacancy rates, or transit usage. Certainly one could meaningfully compare the Calgary CMA and the Vancouver CMA, as both represent the entirety of a metropolitan region, its housing market and its transportation system. One cannot, however, meaningfully compare the City of Vancouver to the City of Calgary, as they represent proportionally and functionally different parts of each metropolitan region. The City of Vancouver accounts for only 15 percent of the region's single detached dwellings, while the City of Calgary accounts for 88 percent of those in its region: no useful information can come from comparing the relatively small high density core of one region to the large extent (which includes within it not only the region's core, but also most of its suburbs) of another. Such a comparison would be like comparing an apple in a large basket of mixed fruit to a watermelon in a smaller basket of mixed fruit; one can do some arithmetic, but it would yield no useful information.

For a meaningful comparison, it is necessary to compare peer portions of regions, central core to central core or suburbs to suburbs. Thus if some dimension of housing occupancy was of concern, such as whether there was a greater level of occupancy by Foreign and/or Temporary residents in Vancouver than in Calgary, it can only be evaluated by comparing either the Vancouver CMA to the Calgary CMA, (as was done in the preceding section), the downtown core of the Vancouver CMA to the downtown core of the Calgary CMA, or the suburbs of the Vancouver CMA to the suburbs of the Calgary CMA. As the data show that Foreign and/or Temporary residents are more likely to live in apartments than in single detached houses, the housing mix in compared areas must be similar, or it will be spatial coverage that creates the appearance of differences, rather than actual differences in occupancy habits or tendencies.

The requirement to compare like to like means that Census data must be either aggregated or disaggregated from administrative areas to functional ones. Let us start with the aggregation approach, because, given available Census data, it is the easier option. The City of Vancouver represents a significantly different part, in both size and composition, of its regional housing market, than the City of Toronto does in its regional housing market (Table 7). The City of Toronto represents 47 percent of its region's Census population; 63 percent of the region's population in collective dwellings; 34 percent of its single family dwellings and 79 percent of its apartment; and its housing stock is a mix of 25 percent single detached, 57 percent apartments, and 17 percent attached ground oriented (Table 5). The City of Vancouver includes only 26 percent of its region's population; 40 percent of its population in collective dwellings; 16 percent of its single detached and 45 percent of its apartments; and its housing stock is a mix of 17 percent single detached, 60 percent apartments, and 23 percent attached ground oriented.

It is possible to aggregate Census data for this region to arrive at a Vancouver composite²⁸ that is equivalent

²⁸ Note that a second composite area was also constructed to have a peer area in this region that is comparable to the City of Toronto in its region. This Comparable B is the Burrard Peninsula plus the City of Richmond, a composite which is slightly less of

(approximately) to the market segment represented by the City of Toronto. “Comparable Vancouver A” would be comprised of the Burrard Peninsula municipalities of the cities of Vancouver, Burnaby, and New Westminster, plus related local administration areas of UBC/UEL and Musqueam 2, combined with the North Shore municipalities of West Vancouver, North Vancouver City and District, and the related communities of Capilano 2, Mission1, Seymour Creek 2 and Burrard Inlet 3. This composite closely matches the metrics for the City of Toronto, as it accounts for 47 percent of the region’s Census population (City of Toronto’s regional share 47 percent); 61 percent of its population in collective dwellings (City of Toronto’s 63 percent); 36 percent of its single detached (City of Toronto’s 34 percent) and 70 percent of its apartments (City of Toronto’s 79 percent); and its housing stock is a mix of 22 percent single detached (City of Toronto’s 25 percent), 55 percent apartments (City of Toronto’s 57 percent) and 23 percent attached ground oriented (City of Toronto’s 17 percent).

Comparison of this composite to the City of Toronto shows that much of the difference in housing occupancy that might be seen between the City of Vancouver and the City of Toronto is a result of their respective shares of their region and the composition of their housing stock, rather than differences in actual occupancy patterns. For example, the Census data show that 1.4 percent of the private dwellings in the City of Vancouver on Census Day were occupied by Foreign and/or Temporary residents, but only 1.1 percent were in the larger Composite A area that corresponds to the City of Toronto (where 0.9 percent of the private dwellings were occupied by such residents). Thus over half of the (albeit modest) apparent difference between the two cities is merely the result of the difference in their unique shares of their region’s housing market. There is no significant difference in occupancy of private dwellings by Foreign and/or Temporary residents between Vancouver and Toronto when similar parts of the two housing markets are considered.

Continuing the comparison, the Census indicated that 2.2 percent of the Census population in the City of Vancouver were residents of collective buildings; for the more inclusive Composite Vancouver A, the share was 1.8 percent, slightly higher than the 1.5 percent for the City of Toronto, but not enough to may any great claim to there being a difference between the two areas. Finally, 6.3 percent of the private dwellings in the City of Vancouver were recorded as unoccupied on Census day; Composite Vancouver A, an area that includes more single family areas that have lower levels of unoccupied units, brings this average down to 5.7 percent, still higher than the 4.6 percent that prevailed in the City of Toronto. Thus one can conclude, on a standardized basis, the level of unoccupied units in the central part of this region is about one percentage point higher than the corresponding central part of the Toronto CMA (the City of Toronto), something that is consistent with the data at the regional comparison level.

When we turn to a consideration of a comparison of part of this region to the City of Calgary, or any of the other cities in Canada where the central city accounts for a very large share of the metropolitan region, we run into significant practical limitations. With the City of Calgary accounting for 90 percent of the Calgary Metropolitan area, to construct a comparable portion of this region would involve adding together all of the region except the Langleys, Pitt Meadows, Maple Ridge and their associated small administrative areas. Comparing 90 percent of two regions is not a worthwhile exercise, as everything useful can be learned by comparing the full regions.

The aggregation approach is useful if one wishes to compare the City of Calgary or the City of Toronto to an equivalent portion of this region, but of no help if the goal is to compare the City of Vancouver to the equivalent portion of other regions: aggregation casts no light on how the City of Vancouver compares to its equivalent in the Metropolitan Toronto, as the equivalent to the City of Vancouver is concealed within the data on the City of Toronto. To construct comparisons to the City of Vancouver, disaggregation of the match than Comparable A. Having said this, in terms of housing occupancy the conclusions drawn for Comparable A remain, that housing occupancy in the City of Toronto and a comparable area in the Vancouver metropolitan region are essentially the same, but with a slightly higher share of unoccupied units in this region.

data on the City of Toronto is required, to tabulate the data on the 57 percent of the City of Toronto (i.e., 30 percent of the region's private dwelling stock) that forms the region's downtown core community that plays the same functional role that the City of Vancouver does in this region. Similarly, to compare the City of Vancouver to its peer area in the Calgary CMA requires delimiting the 37 percent of the City of Calgary (i.e., 30 percent of the region's private dwellings) that form the peer area to the City of Vancouver.

And this is where the brakes come on! Identifying the neighbourhoods in the central part of, for example, the City of Calgary that when combined will represent the equivalent functional area in that region to the role played by the City of Vancouver in this one, and then matching them to Census data dissemination boundaries, requires a great deal of local knowledge, field work, money, and time, things that lie beyond the scope and budget of this technical memorandum²⁹. Someone (who has the resources to do so) should do this matching, as once it is completed meaningful comparisons the City of Vancouver and the equivalent centers of the rest of the country's metropolitan areas will be possible. Until then, people who attempt to compare the City of Vancouver to other central cities in Canada without standardizing will be doing the equivalent of comparing the head of an elephant to the body of a giraffe – lots of numbers, but no meaningful results.

²⁹ If this was not enough, with respect to the specific data on housing occupancy considered here, Statistics Canada suggest that data not be considered at small spatial areas within municipalities due to both data quality and confidentiality suppression requirements. This could be dealt with by having Statistics Canada do a custom tabulation from individual records directly to the single geography that represents the peer area in other regions; this would involve a substantial data tabulation cost, well worth it for those who have the budget.

Table 7

Standardized Comparison of 2011 Census Data, the City of Toronto & its Metropolitan Vancouver Peers

Administrative Area	Private Dwelling Units										Attached Ground Oriented										Census Population				
	Single-detached house					Apartment					Total					Total Usual Residents					Living in Private Dwellings				
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	Q	R	S			
	Total	Occupied by Usual Residents	Occupied by foreign &/or temporary residents	Un-occupied residents	Total	Occupied by Usual Residents	Occupied by foreign &/or temporary residents	Un-occupied residents	Total	Occupied by Usual Residents	Occupied by foreign &/or temporary residents	Un-occupied residents	Total	Occupied by Usual Residents	Occupied by foreign &/or temporary residents	Un-occupied residents	Total Usual Residents	Living in Collective Dwellings	Living in Private Dwellings	Total Usual Residents	Living in Collective Dwellings	Living in Private Dwellings			
Vancouver CV	286,745	264,580	4,035	18,130	49,515	47,535	230	1,750	172,500	157,700	3,315	11,485	64,730	59,345	490	4,895	603,502	13,292	590,210	603,502	13,292	590,210			
Housing Mix	100%				17%				60%				23%												
Vancouver CMA	949,570	891,340	7,410	50,820	312,150	301,140	980	10,030	386,995	357,840	5,270	23,885	250,425	232,360	1,160	16,905	2,313,328	32,553	2,280,775	2,313,328	32,553	2,280,775			
City/CMA	30%	30%	54%	36%	16%	16%	23%	17%	45%	44%	63%	48%	26%	26%	42%	29%	26%	41%	26%	26%	41%	26%			
Toronto C	1,107,855	1,047,875	9,455	50,525	281,840	275,010	760	6,070	636,310	593,115	7,925	35,270	189,705	179,750	770	9,185	2,615,060	39,035	2,576,025	2,615,060	39,035	2,576,025			
Housing Mix	100%				25%				57%				17%												
Toronto CMA	2,079,455	1,989,705	12,990	76,760	839,865	820,895	2,530	16,440	806,625	753,890	9,110	43,625	432,965	414,920	1,350	16,695	5,583,064	61,789	5,521,275	5,583,064	61,789	5,521,275			
City/CMA	53%	53%	73%	66%	34%	34%	30%	37%	79%	79%	87%	81%	44%	43%	57%	55%	47%	63%	47%	47%	63%	47%			
Comparable Vancouver A	286,745	264,580	4,035	18,130	49,515	47,535	230	1,750	172,500	157,700	3,315	11,485	64,730	59,345	490	4,895	603,502	13,292	590,210	603,502	13,292	590,210			
Vancouver CV	91,385	86,840	650	3,895	22,020	21,355	60	605	44,575	42,235	470	1,870	24,790	23,250	120	1,420	223,218	2,958	220,260	223,218	2,958	220,260			
Burnaby CV	32,605	30,585	160	1,860	5,860	5,585	10	265	21,955	20,675	130	1,150	4,790	4,325	20	445	65,976	886	65,090	65,976	886	65,090			
New Westminster CV	550	545	0	5	465	460	0	5	0	0	0	0	85	85	0	0	1,569	4	1,565	1,569	4	1,565			
Musqueam 2 IRI	6,065	5,045	300	720	710	475	10	225	4,455	3,745	260	450	900	825	30	45	13,035	640	12,395	13,035	640	12,395			
Greater Vancouver A RDA	31,735	30,555	130	1,050	17,565	17,130	60	375	5,560	5,375	30	155	8,610	8,050	40	520	84,412	857	83,555	84,412	857	83,555			
North Vancouver DM	24,205	22,790	185	1,230	3,560	3,430	10	120	15,220	14,260	160	800	5,425	5,100	15	310	48,196	516	47,680	48,196	516	47,680			
North Vancouver CV	18,665	17,070	200	1,395	10,625	9,840	80	705	5,405	4,935	95	375	2,635	2,295	25	315	42,694	654	42,040	42,694	654	42,040			
West Vancouver DM	1,370	1,315	5	50	420	405	0	15	950	910	5	35	65	65	0	0	2,700	0	2,700	2,700	0	2,700			
Capilano 5 IRI	170	170	0	0	105	105	0	0	0	0	0	0	5	5	0	0	574	0	574	574	0	574			
Mission 1 IRI	35	30	0	5	30	30	0	0	0	0	0	0	5	5	0	0	107	0	107	107	0	107			
Seymour Creek 2 IRI	720	720	5	45	70	65	0	5	695	650	5	40	5	5	0	0	1,472	2	1,470	1,472	2	1,470			
Burrard Inlet 3 IRI	494,300	460,245	5,670	28,385	110,945	106,415	460	4,070	271,315	250,485	4,470	16,360	112,040	103,345	740	7,955	1,087,455	19,809	1,067,646	1,087,455	19,809	1,067,646			
Housing Mix	100%				22%				55%				23%												
Vancouver CMA	949,570	891,340	7,410	50,820	312,150	301,140	980	10,030	386,995	357,840	5,270	23,885	250,425	232,360	1,160	16,905	2,313,328	32,553	2,280,775	2,313,328	32,553	2,280,775			
Comparable A/CMA	52%	52%	77%	56%	36%	35%	47%	41%	70%	70%	85%	68%	45%	44%	64%	47%	47%	61%	47%	47%	61%	47%			
Comparable Vancouver B	286,745	264,580	4,035	18,130	49,515	47,535	230	1,750	172,500	157,700	3,315	11,485	64,730	59,345	490	4,895	603,502	13,292	590,210	603,502	13,292	590,210			
Vancouver CV	91,385	86,840	650	3,895	22,020	21,355	60	605	44,575	42,235	470	1,870	24,790	23,250	120	1,420	223,218	2,958	220,260	223,218	2,958	220,260			
Burnaby CV	32,605	30,585	160	1,860	5,860	5,585	10	265	21,955	20,675	130	1,150	4,790	4,325	20	445	65,976	886	65,090	65,976	886	65,090			
New Westminster CV	550	545	0	5	465	460	0	5	0	0	0	0	85	85	0	0	1,569	4	1,565	1,569	4	1,565			
Musqueam 2 IRI	6,065	5,045	300	720	710	475	10	225	4,455	3,745	260	450	900	825	30	45	13,035	640	12,395	13,035	640	12,395			
Greater Vancouver A RDA	71,175	67,980	520	2,675	26,065	25,320	95	650	24,815	23,165	325	1,325	20,295	19,495	100	700	190,473	1,168	189,305	190,473	1,168	189,305			
Richmond CV	488,525	465,575	5,665	27,285	104,635	100,730	405	3,500	268,300	247,520	4,500	16,280	115,590	107,325	760	7,505	1,097,773	18,948	1,078,825	1,097,773	18,948	1,078,825			
Housing Mix	100%				21%				55%				24%												
Vancouver CMA	949,570	891,340	7,410	50,820	312,150	301,140	980	10,030	386,995	357,840	5,270	23,885	250,425	232,360	1,160	16,905	2,313,328	32,553	2,280,775	2,313,328	32,553	2,280,775			
Comparable B/CMA	51%	51%	76%	54%	34%	33%	41%	35%	69%	69%	85%	68%	46%	46%	66%	44%	47%	58%	47%	47%	58%	47%			
Comparable Vancouver A	100%	94.6%	0.9%	4.6%	100%	97.6%	0.3%	2.2%	100%	93.2%	1.2%	5.5%	100%	94.8%	0.4%	4.8%	100%	1.5%	98.5%	100%	1.5%	98.5%			
Comparable Vancouver B	100%	93.1%	1.1%	5.7%	100%	95.9%	0.4%	3.7%	100%	92.3%	1.6%	6.0%	100%	92.2%	0.7%	7.1%	100%	1.8%	98.2%	100%	1.8%	98.2%			
Comparable Vancouver C	100%	93.3%	1.2%	5.6%	100%	96.3%	0.4%	3.3%	100%	92.3%	1.7%	6.1%	100%	92.8%	0.7%	6.5%	100%	1.7%	98.3%	100%	1.7%	98.3%			
Vancouver CV	100%	92.3%	1.4%	6.3%	100%	96.0%	0.5%	3.5%	100%	91.4%	1.9%	6.7%	100%	91.7%	0.8%	7.6%	100%	2.2%	97.8%	100%	2.2%	97.8%			

Source: Statistics Canada, 2011 Census of Population
 Catalogue no. 98-310-XCB2011030 - Household Living Arrangements, Age Groups and Sex for the Population in Private Households
 Catalogue no. 98-310-XWE2011002 - Population and dwelling counts
 Custom Tabulation CRO01327693 - Private Dwellings by Document Type and Structural Type of Dwelling

VIII The Net Census Undercount

The final topic in this consideration of the Census data focuses not on who it counts, but rather who it misses. While the Census is intended to count everyone usually resident in Canada by their place of usual residence, it does not, and in a practical sense, it cannot, as the costs of obtaining a 100 percent count greatly outweigh the benefits of increasing from, say, a 95 percent count. This moves the discussion to that of the net Census undercount, or the net number of usual residents who should have been counted in the Census, but for whatever reasons were not, and the undercount adjustment (the number of people added to Census counts to estimate the total population of usual residents in an area, see Appendix F for details on the Census undercount).

It is important to acknowledge that the purpose of the undercount adjustment is NOT to include “Foreign and/or Temporary residents” in order to estimate the total number of folks in an area. The undercount adjustment is intended only to produce an estimate of the number of usual residents, those who call the area home even if they are rarely there, who were missed at the time of the Census. As part of the post-Census quality checks, follow-up surveys are individual rather than property focused, with the intent of determining who was missed (and, in some cases, who was counted twice, and hence the net). As might be expected, the greatest undercount is in the young adult population, and particularly, the young adult male population, and is higher in British Columbia than in the rest of Canada³⁰.

The magnitude of the undercount is significant: the currently estimated undercount adjusted population of usual residents in Canada at the date of the 2011 Census was 34,482,779; this is three percent (a million people) more than the Census count of 33,476,688 (see Appendix F). The current estimate (as April 18, 2013) is based on analysis of the 2006 Census, so anticipate that the estimate will change; having said this, Statistics Canada anticipates that the undercount level of the 2011 Census will be in the range of the 2006 Census.

We can use BC Stats estimates municipal estimates to measure the level of Census undercount that is reasonable to anticipate for this region; BC Stats is also using the 2006 Census as the base, so the estimated level of undercount must come from comparing its 2006 Municipal estimates to the 2006 Census³¹, an exercise that indicates a Census undercount of 3.7 percent: there were 85,337 usual residents in the region who should have been included in the Census population who were missed (Table 8). Given the age profile of those who are most missed during the Census – young adults, and hence those most likely to reside in apartment units, it is not surprising that the largest undercount is estimated for the City of Vancouver, where the math indicates some 21,082 usual residents were missed by the Census.

The Census undercount is a significant, and it is evident that when considering matters of population and housing occupancy, it is essential to look beyond the Census itself to consider the undercount. And, while we will never know, it may be that many of the unoccupied units counted in the Census were not so unoccupied after all: if only half of these people were in “unoccupied” dwellings, at a 1.86 person per unit average, they would occupy 23,000 dwelling units, reducing the level of unoccupied units by a half.

30 Statistics Canada, 2006 Census Technical Report: Coverage; Section 11.1 Historical estimates of population coverage error, Page 2. www12.statcan.gc.ca/Census-recensement/2006/ref/rp-guides/rp/coverage-couverture/cov-couv_index-eng.cfm

31 BCStats municipal estimates are for July 1 and the Census is on May 10, so it is necessary to adjust the estimate for growth between these to dates.

Table 8

Estimated Census Undercount, 2011				
Administrative Area	Census Usual Residents 2011 Census Population	May 10, 2011 Estimated Total Usual Residents Based on BC Stats' 2006 Undercount Percent	Estimated Undercount Number	BC Stats' 2006 Undercount Estimate Percent Adjusted to May 10, 2006
Vancouver CMA	2,313,328	2,398,665	85,337	3.7%
Vancouver CY	603,502	624,584	21,082	3.5%
Surrey CY	468,251	487,820	19,569	4.2%
Burnaby CY	223,218	231,384	8,166	3.7%
Richmond CY	190,473	199,194	8,721	4.6%
Coquitlam CY	126,456	131,766	5,310	4.2%
Langley DM	104,177	104,056	-121	-0.1%
Delta DM	99,863	105,977	6,114	6.1%
North Vancouver DM	84,412	87,312	2,900	3.4%
Maple Ridge DM	76,052	78,690	2,638	3.5%
New Westminister CY	65,976	68,094	2,118	3.2%
Port Coquitlam CY	56,342	58,243	1,901	3.4%
North Vancouver CY	48,196	49,979	1,783	3.7%
West Vancouver DM	42,694	43,419	725	1.7%
Port Moody CY	32,975	34,410	1,435	4.4%
Langley CY	25,081	26,262	1,181	4.7%
White Rock CY	19,339	19,483	144	0.7%
Pitt Meadows CY	17,736	18,505	769	4.3%
Bowen Island IM	3,402	3,503	101	3.0%
Anmore VL	2,092	2,207	115	5.5%
Lions Bay VL	1,318	1,390	72	5.4%
Belcarra VL	644	655	11	1.7%
Unincorporated areas	21,129	22,180	1,051	5.0%

Source:

BCStats, 2012 Sub-Provincial Population Estimates, www.bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationEstimates.aspx

Statistics Canada. Catalogue no. 98-310-XWE2011002. Population and dwelling counts

IX Conclusions

The big story, in terms of what the Census tells about these two aspects of housing in this region, is that there is no big story. The share of unoccupied housing units in this region is not noticeably different from those in other metropolitan regions in Canada, nor are the share of housing units occupied by Foreign and/or Temporary residents. Furthermore, the distribution of these shares are consistent within the Vancouver region once issues such as the composition of the dwelling stock, the date of the Census count, and the actual definitions of unoccupied and occupied by temporarily present persons are considered.

The fact that Census occurs after post-secondary students have finished their fall/winter academic terms mean that the number of unoccupied units is higher than normal when the Census occurs. This is compounded by the level of the Census undercount; 85,000 usual residents were not included in the Census which, to the extent that the units they occupied were counted as unoccupied, means that the number of unoccupied units in the Census data are higher than the number that actually existed. The residency classification that results in persons in this region who did not consider their residence here as their main residence (or who were deemed not to do so) being considered temporarily present persons means that post-secondary and international students would fall within this category. As a result, the counts of units occupied by “Foreign and/or Temporary residents”, while small as shares of the housing stock, are large enough to attract attention.

The link between post-secondary education and units occupied by Foreign and/or Temporary residents is shown by the UBC/UEL area having the highest level of occupancy by Foreign and/or Temporary residents, 5.1 percent, compared to the City of Vancouver at 1.4 percent and the regional average of 0.8 percent. The share of this region’s dwelling units occupied by Foreign and/or Temporary residents is virtually identical to the levels that prevail in metropolitan regions throughout Canada, with the Toronto CMA recording a 0.6 percent share, the Montreal CMA a 0.8 percent share, the Ottawa-Gatineau CMA a 1.2 percent share, and the Calgary CMA with a 0.5 percent share.

With respect to units unoccupied at the time of the Census, the data include all units that were not identified as main residences in a Census return as well as those which actually had no one living in them on Census Day. This includes vacant units that were newly completed and unoccupied, vacant rental and ownership units (rented, sold, for rent, or for sale); unoccupied units undergoing repair or renovation; second homes, vacation and pied-a-terre units; and units unoccupied where the occupants were temporarily away and did not respond to the Census.

There were 50,810 unoccupied private dwellings in the region, 5.4 percent of the region’s private dwelling stock. The highest levels of unoccupied units were in the apartment segment of the market. The regional average level of unoccupied apartments was 6.2 percent, compared to the City of Vancouver’s unoccupied apartments at 6.7 percent, the City of Surrey at 9.2 percent, and the UBC/UEL area at 10.1 percent. Compared to other metropolitan regions in Canada, the level of unoccupied apartment units in the Vancouver CMA at 6.2 percent was above the level in the Toronto CMA at 5.4 percent and the Montreal CMA at 5.9 percent, but was below the Ottawa-Gatineau CMA (6.5), the Calgary CMA (8.6) and the Edmonton CMA (10.6 percent).

There are significant housing issues in this region – the Census data show that levels of occupancy by **Foreign and/or Temporary Residents** and level of **Unoccupied** units are not among them. There are no Census data that apply to discussions of foreign ownership or investment in housing, and none that apply to foreign occupancy, except to the extent persons with main residences outside of Canada are included, along with post-secondary students whose parents homes happen to be outside the region under consideration, and other people who have usual places of residence outside the region.

X Appendices

Appendix A: Examples of the on-going discussions of housing occupancy in Vancouver

Vancouver's vacancies point to investors, not residents

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A for sale sign rests on the lawn of a condo building in downtown Vancouver, British Columbia, Thursday, August 2, 2012. (Rafal Gerszak for The Globe and Mail)

<http://www.theglobeandmail.com/news/british-columbia/vancouver-vacancies-point-to-investors-not-residents/article10044403/>

<http://www.bnn.ca/News/2013/3/21/Nearly-one-in-four-Vancouver-condos-empty.aspx>

<http://metronews.ca/news/vancouver/605511/up-to-a-quarter-of-coal-harbour-condos-sitting-empty-or-foreign-owned/>

<http://www.theprovince.com/business/analysis+Empty+downtown+Vancouver+suites+turning+some+areas/8135204/story.html>

<http://www.vancouver.sun.com/business/Douglas+Todd+debate+foreign+ownership+governments+collect+facts/8138953/story.html>

Appendix B: Definitions from the 2011 Census Dictionary

www12.statcan.gc.ca/census-recensement/2011/ref/dict/index-eng.cfm

1. Collective dwelling

Part A – Short definition:

Dwelling used for commercial, institutional or communal purposes, such as a hotel, a hospital or a work camp.

Part B – Detailed definition:

Refers to a dwelling of a commercial, institutional or communal nature. It may be identified by a sign on the premises or by an enumerator speaking with the person in charge, a resident, a neighbour, etc. Included are lodging or rooming houses, hotels, motels, tourist homes, nursing homes, hospitals, staff residences, communal quarters (military bases), work camps, jails, group homes, and so on. Collective dwellings may be occupied by usual residents or solely by foreign residents and/or by temporarily present persons.

Collective dwelling types

- General and specialty hospitals: An institution providing medical or surgical diagnosis and short-term treatment to the ill or injured. Included are general hospitals, children's hospitals, maternity hospitals, remote hospitals, etc.
- Chronic care and long-term care hospitals: Establishments that provide continuous medical, nursing and professional health care supervision for long-term patients who are dependent in all activities of daily living and are unable to perform most or all personal care tasks. Included are rehabilitation hospitals. These are hospitals which provide continuing treatment of patients whose condition is expected to improve through the provision of rehabilitative services. Nursing homes are a long-term care facility that are classified as a separate category.
- Nursing homes: Nursing homes are long-term care facilities, which provide a range of health care services going from periodic assistance up to regular nursing care, for elderly residents. These facilities provide professional health monitoring and skilled nursing care 24/7. Residents are not independent in most activities of daily living.
- Residences for senior citizens: Residences for senior citizens that provide support services (such as meals, housekeeping, medication supervision, assistance in bathing) and supervision for elderly residents who are independent in most activities of daily living.
- Group homes or institutions for the physically handicapped and treatment centres: Group homes or institutions providing care and treatment to the physically handicapped. Treatment centres provide care, treatment or assistance services for persons with an addiction. Generally, lower level of health care is provided than in hospitals or nursing homes.
- Group homes for children and youth: Establishments that provide accommodation for children under guardianship of the court or children needing shelter or assistance services.
- Group homes or institutions for people with psychiatric disorders or developmental disabilities: Group homes or institutions providing diagnosis or treatment to persons with psychiatric disorders or developmental disabilities.
- Federal correctional institutions: Correctional institutions where inmates (mostly adults) are serving a sentence to custody of 2 years or more. These may be run either by the federal government or a private company.
- Provincial and territorial custodial facilities: Correctional facilities or detention centres where inmates (mostly adults) are serving a sentence to custody of less than 2 years or who are being detained to await court proceedings, judgement or sentence. These may be run either by the provincial/territorial government or a private company.

- Young offenders' facilities: Facilities to which young offenders are admitted into custody. The facility may be an open or a secure custody facility. These minors are awaiting trial, are under court order or have been convicted of an offence. A young offender is a person who is 12 years of age and older, but less than 18 years of age, at the time of committing an offence.
- Jails and police lock-up facilities: Facilities where persons are detained by police for a short period of time for any number of reasons, including awaiting court appearance, transfer to another facility or release. A lock-up facility is generally operated by a police force in a police station under the authority of a municipal, regional, provincial or federal authority. Persons may or may not have been charged with an offence. Detainees may be adults or young offenders.
- Shelters for persons lacking a fixed address: Establishments for persons lacking a fixed address such as homeless shelters or shelters for street youth.
- Shelters for abused women and their children: Establishments for women and their children who need shelter or assistance.
- Other shelters and lodging with assistance: Establishments for residents who need shelter or assistance. Included are transition homes and halfway houses for ex-inmates or persons on conditional release.
- Lodging and rooming houses: Commercial establishments (which may originally have been a private dwellings) having furnished rooms for rent. Residents receive no type of care. They generally have access to common facilities, such as the kitchen and/or the bathroom.
- Hotels, motels and tourist establishments: Commercial establishments that serve as temporary accommodation for business travellers and persons on pleasure trips. Also included are bed and breakfasts.
- Campgrounds and parks: Buildings or other facilities providing temporary accommodation for persons on pleasure trips, or accommodation for transients or persons with no fixed address.
- School residences and training centre residences One or more buildings that usually accommodate students attending an educational institution or training centre, such as boarding schools, colleges and universities. These buildings may be located on or off the grounds of the institution and may accommodate non-students.
- Work camps: Accommodation provided to employees of an industry, such as mining, logging or hydro construction, and generally located in a remote area. A work camp usually consists of bunkhouses, tents, trailers, etc.
- Other establishments with temporary accommodation services: Establishments, such as YMCA/ YWCA, hostels, and Ronald McDonald Homes, that do not belong to any of the above categories and provide temporary accommodation to persons with or without a fixed address. These establishments may charge for accommodation.
- Religious establishments: Establishments, such as a convent or a seminary, which provide accommodation to members of a religious group.
- Military bases: Barracks and other buildings on a military base in Canada belonging to the Canadian Forces.
- Commercial vessels (1,000 or more tonnes): Commercial vessels 1,000 or more tons gross tonnage under Canadian registry in port on May 10, 2011.
- Commercial vessels (under 1,000 tonnes): Commercial vessels less than 1,000 tons gross tonnage under Canadian registry in port on May 10, 2011.
- Government vessels: Canadian Forces and Coast Guard vessels. Other government vessels, e.g., research and exploration vessels.
- Hutterite colonies: A group of people of the Hutterite religion who live in dwellings that belong to the community and use their land for agricultural purposes. For Census purposes, a Hutterite colony is classified as a single collective dwelling, and the person in charge (the 'boss') is considered as its representative.
- Other collective dwellings: A dwelling that meets the criteria of the collective dwelling definition, but does not fall into any specified type. Included are racetracks, outfitter camps, carnival and circus camps, non- religious communes.

- Note: The population of Canadian commercial and government vessels is assigned to special collective enumeration areas in port areas. The overall number of such enumeration areas is one per port.

2. Dwelling

Part A – Short definition:

Not applicable

Part B – Detailed definition:

Refers to a set of living quarters in which a person or a group of persons resides or could reside.

3. Dwelling, marginal, occupied by usual residents

Part A – Short definition:

Not applicable

Part B – Detailed definition:

An occupied private dwelling which, because it was not built, maintained or converted for year-round use, does not meet the two conditions for year-round occupancy (a source of heat or power and shelter from the elements). To be included, the marginal dwelling must be permanently occupied by a person or a group of persons who have no other usual place of residence. Examples of occupied marginal dwellings are non- winterized cottages or cabins and unconverted barns or garages.

Notes: In 2011, whether a dwelling lacked heat and/or shelter was evaluated by the enumerator for only a portion of the dwellings. In areas where questionnaires were mailed to respondents and no enumerator visited the dwelling, the marginal dwelling status was not collected. The 2011 and 2006 occupied marginal dwellings and the 2001, 1996, 1991 and 1986 marginal dwellings and dwellings under construction correspond to the 1981 Census variable 'Dwelling, seasonal/marginal'.

4. Dwelling, private

Part A – Short definition:

A separate set of living quarters designed for or converted for human habitation in which a person or group of persons reside or could reside. In addition, a private dwelling must have a source of heat or power and must be an enclosed space that provides shelter from the elements, as evidenced by complete and enclosed walls and roof, and by doors and windows that provide protection from wind, rain and snow.

Part B – Detailed definition:

Refers to a separate set of living quarters with a private entrance either from outside or from a common hall, lobby, vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of someone else. The dwelling must meet the two conditions necessary for year-round occupancy: a source of heat or power (as evidenced by chimneys, power lines, oil or gas pipes or meters, generators, woodpiles, electric lights, heating pumps, solar heating panels, etc.) and an enclosed space that provides shelter from the elements (as evidenced by complete and enclosed walls and roof, and by doors and windows that provide protection from wind, rain and snow).

Dwellings that do not meet the conditions necessary for year-round occupancy are marginal dwellings. Private dwellings are classified into regular private dwellings and occupied marginal dwellings. Regular private dwellings are further classified into three major groups: occupied dwellings (occupied by usual residents), dwellings occupied by Foreign and/or Temporary residents and unoccupied dwellings. Marginal dwellings are classified as occupied by usual residents or by

Foreign and/or Temporary residents. Marginal dwellings that were unoccupied on May 10, 2011, are not counted in the housing stock.

5. Dwelling, private, occupied by foreign residents and/or by temporarily present persons

Part A – Short definition:

Not applicable

Part B – Detailed definition:

Refers to a private dwelling occupied solely by foreign residents and/or by temporarily present persons on May 10, 2011. A temporarily present person of a dwelling is a person who resides there on May 10, but has a usual place of residence elsewhere in Canada. A foreign resident is a person whose usual place of residence is outside Canada. These dwellings are classified into regular dwellings and occupied marginal dwellings.

Prior to 2011, 'Dwelling, private, occupied solely by foreign residents and/or by temporarily present persons' was referred to as 'Dwelling, private, occupied by Foreign and/or Temporary residents' in the Census Dictionary.

6. Dwelling, private, occupied by usual residents

Part A – Short definition:

A separate set of living quarters which has a private entrance either directly from outside or from a common hall, lobby, vestibule or stairway leading to the outside, and in which a person or a group of persons live permanently.

Part B – Detailed definition:

Refers to a private dwelling in which a person or a group of persons is permanently residing. Also included are private dwellings whose usual residents are temporarily absent on May 10, 2011. Unless otherwise specified, all data in housing products are for occupied private dwellings, rather than for unoccupied private dwellings or dwellings occupied solely by Foreign and/or Temporary residents.

The number of private dwellings occupied by usual residents is equal to the number of private households in the 2011, 2006, 2001, 1996, 1991, 1986, 1981 and 1976 Censuses (see the definition Household, private in the Household universe section). Prior to 2006, private dwellings occupied by usual residents were referred to as 'Dwelling, occupied private' in the Census Dictionary.

7. Dwelling, regular

Part A – Short definition:

Not applicable

Part B – Detailed definition:

Refers to a private dwelling which was built or converted and meets the two conditions for year-round occupancy: a source of heat or power and shelter from the elements. These dwellings are classified into dwellings occupied by usual residents, dwellings occupied solely by foreign residents and/or by temporarily present persons and unoccupied dwellings. In 2011, whether a dwelling lacked heat and/or shelter was evaluated by the enumerator for only a portion of the dwellings. In areas where questionnaires were mailed to respondents and no enumerator visited the dwelling, the marginal dwelling status was not collected.

8. Dwelling, unoccupied private

Part A – Short definition:

Not applicable

Part B – Detailed definition:

Refers to a private dwelling which meets the two conditions necessary for year-round occupancy (a source of heat or power and shelter from the elements), but in which no individual is residing on May 10, 2011.

Marginal dwellings that were unoccupied on May 10, 2011 are not included in the housing stock.

Note: In 1971, the term ‘vacant dwelling’ was used. This referred to a dwelling, not a seasonal or vacation home, which was suitable and available for immediate occupancy, but which was not inhabited on Census Day. Newly constructed dwellings, completed and ready for occupancy, but as yet unoccupied on May 10, 2011, were counted as vacant. This did not refer, however, to dwellings whose occupants were temporarily away.

9. Structural type of dwelling

Part A – Short definition:

Characteristics that define a dwelling’s structure, for example, the characteristics of a single-detached house, a semi-detached house, a row house, or an apartment or flat in a duplex.

Part B – Detailed definition:

Refers to the structural characteristics and/or dwelling configuration, that is, whether the dwelling is a single- detached house, an apartment in a high-rise building, a row house, a mobile home, etc.

Dwelling Types

- Single-detached house – A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it. A mobile home fixed permanently to a foundation is also classified as a single-detached house
- Semi-detached house – One of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides
- Row house – One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below
- Apartment or flat in a duplex – One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.
- Apartment in a building that has five or more storeys – A dwelling unit in a high-rise apartment building which has five or more storeys
- Apartment in a building that has fewer than five storeys – A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.
- Other single-attached house – A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non- residential structure (e.g., a store or a church) or occasionally to another residential structure (e.g., an apartment building).
- Mobile home – A single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation pad and may be covered by a skirt.
- Other movable dwelling – A single dwelling, other than a mobile home, used as a place of residence,

but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat or floating home

Note: Townhouses attached to a high-rise building are also classified as row houses. A linked home (a single house which is not attached to any other dwelling above ground) is classified as a 'single-detached house'.

Starting in 2006, 'apartment or flat in a duplex' replaces 'apartment or flat in a detached duplex' and includes duplexes attached to other dwellings or buildings. This is a change from the 2001 Census where duplexes attached to other dwellings or buildings were classified as an 'apartment in a building that has fewer than five storeys' In 2006, 2001, 1996, 1991 and 1986, the type of dwelling was coded by Census representatives in the field. The coverage was: occupied private dwellings, unoccupied private dwellings, and dwellings occupied solely by foreign residents and/or by temporarily present persons. In 2011, the type of dwelling was coded for only a portion of the dwellings. In areas where questionnaires were mailed to respondents and no enumerator or canvasser visited the dwelling, the structural type of dwelling reflects the classification from 2006.

10. Usual place of residence

Part A - Short definition:

In general, the usual place of residence is the dwelling in Canada in which a person lives most of the time. The concept of usual place of residence is necessary to ensure that residents of Canada are counted once and only once. The use of this concept means that the Canadian Census is a de jure Census, as opposed to a de facto Census. Thus, individuals are counted at their usual place of residence, regardless of where they are found on the reference day. The de jure method has been used since 1871.

Part B - Detailed definition:

In most cases, people have only one residence. This dwelling is therefore their usual place of residence (main residence). However, there are a number of situations where the process is not elementary and special rules have been created in order to define an individual's usual place of residence.

1. Persons with more than one residence This category includes all persons who have more than one dwelling in Canada that could be considered by them as their usual place of residence. In this situation, the usual place of residence is the place where a person spends the major part of the year. If the time spent at each residence is equal or the person is not sure which one to choose, the residence where he or she stayed overnight between May 9 and 10, 2011 should be considered as his or her usual place of residence. However, there are two exceptions to this general rule: Sons or daughters who live somewhere else while attending school, but return to live with their parents part of the year, should consider the residence they share with their parents as their usual place of residence, even if they spend most of the year elsewhere. Husbands, wives or common-law partners who live away from their families while working, but return to their families regularly (for example, on weekends), should consider the residence they share with their spouse or partner as their usual place of residence, even if they spend most of the year elsewhere.

2. Persons in institutions (such as a hospital, a nursing home, a prison or a correctional centre) Persons with no other usual place of residence elsewhere in Canada or persons who have been in one or more institutions for a continuous period of six months or longer, are to be considered usual residents of the institution.

3. Residents with no usual place of residence Residents who do not have a usual place of residence should be enumerated in the dwelling where they stayed overnight between May 9 and May 10, 2011.

4. Persons residing outside Canada Canadian citizens and landed immigrants residing outside Canada on the reference day (particularly persons aboard Canadian government or merchant vessels, Canadian government employees (federal and provincial) and their family, and members of the Canadian Armed Forces and their family) who do not have a permanent place of residence within Canada occupied by one or more family members, were asked to provide on the questionnaire the address they use for election purposes or their last permanent address within Canada. This information is then used to determine a geographic location for defining their usual place of residence.

Appendix C: 2011 Census Questionnaire Residency Instructions

www12.statcan.gc.ca/census-recensement/2011/ref/about-à-propos/questions_guides-eng.cfm

STEP B

1. How many persons usually live at this address as of May 10, 2011, including yourself?
Include all persons who have their main residence at this address, even if they are temporarily away.
See the instructions on page 3 (joint custody, students, permanent residents, secondary residence, etc.).

← Number of persons

2. Including yourself, list below all persons who usually live here.
Begin the list with an **adult** followed, if applicable, by that person's **spouse or common-law partner** and by their **children**. Continue with all other persons who usually live at this address.

	FAMILY NAME	GIVEN NAME
Person 1		
Person 2		
Person 3		
Person 4		
Person 5		
Person 6		
Person 7		
Person 8		
Person 9		
Person 10		

FOR INFORMATION ONLY

STEP C

Did you leave anyone out of Step B because you were not sure the person should be listed?
(For example, a person living at this address who has another home, a person temporarily away, etc.)

No
 Yes → Specify the name, the relationship and the reason.

Name(s) and relationship:

Reason:

STEP D

1. Is anyone listed in Step B a farm operator who produces at least one agricultural product intended for sale? (Crops, livestock, milk, poultry, eggs, greenhouse or nursery products, Christmas trees, sod, honey, bees, maple syrup products, furs, etc.)

No → Go to Step E Yes

2. Does this farm operator make the day-to-day management decisions related to the farm?

No Yes

STEP E

Copy the names in Step B to Question 1, at the top of pages 4 to 7.
Keep the same order.
If more than six persons live here, you will need an extra questionnaire; call 1-877-777-2011.

1. WHOM TO INCLUDE IN

STEP
B

- All persons who have their **main residence** at this address on May 10, 2011, including newborn babies, room-mates and persons who are temporarily away;
- **Canadian citizens, permanent residents** (landed immigrants), persons asking for **refugee status** (refugee claimants), persons from **another country** with a **work** or **study permit** and family members living here with them;
- Persons staying at this address temporarily on May 10, 2011 who have **no main residence elsewhere**.

2. WHERE TO INCLUDE PERSONS WITH MORE THAN ONE RESIDENCE

- **CHILDREN IN JOINT CUSTODY** should be included in the home of the parent where they live most of the time. Children who spend equal time with each parent should be included in the home of the parent with whom they are staying on May 10, 2011.
- **STUDENTS** who return to live with their parents during the year should be included at their parents' address, even if they live elsewhere while attending school or working at a summer job.
- **SPOUSES OR COMMON-LAW PARTNERS TEMPORARILY AWAY** who stay elsewhere while working or studying should be listed at the main residence of their family, if they return periodically.
- **PERSONS IN AN INSTITUTION** for **less than six months** (for example, in a home for the aged, a hospital or a prison) should be listed at their usual residence.

FOR INFORMATION ONLY

IF THIS ADDRESS IS:

- a **SECONDARY RESIDENCE** (such as a cottage) for **ALL PERSONS** who stayed here on May 10, 2011 (all these persons have their main residence elsewhere in Canada), mark this circle. Print your name, your telephone number and **your main residence address** at the bottom of this page. Do not answer other questions.
- a **DWELLING OCCUPIED ONLY BY RESIDENTS OF ANOTHER COUNTRY VISITING CANADA** (for example, on vacation or on a business trip), mark this circle. Print your name, your telephone number and **your country of residence** at the bottom of this page. Do not answer other questions.
- the **HOME OF A GOVERNMENT REPRESENTATIVE OF ANOTHER COUNTRY** (for example, embassy or high commission) and family members, mark this circle. Print your name, your telephone number and **the country that you represent** at the bottom of this page. Do not answer other questions.

Name

Telephone number

 () - -

No. and street, city, province or territory/country

Mail this questionnaire in the enclosed envelope today.

Visit www.census2011.gc.ca
or call 1-877-777-2011, 8 a.m. to 8 p.m.

Page 3

0104



Appendix D: Foreign Student Study Permit Requirements

www.cic.gc.ca/english/study/

The screenshot shows the official website of Citizenship and Immigration Canada. The page title is "Determine your eligibility – Study in Canada". The navigation menu includes "Immigrate", "Visit", "Work", "Study", "Citizenship", "New immigrants", "Canadians", and "My Application". The "Study" menu is expanded, showing options like "Get study permit", "Prepare to study", "Determine your eligibility", "Minor children", "Apply", "Check processing times", "After you apply: get next steps", and "Prepare for arrival". The "Determine your eligibility" option is selected. The main content area is titled "Determine your eligibility – Study in Canada" and includes a search bar, a breadcrumb trail (Home > Study > Study permit), and a list of requirements for study in Canada. A sidebar on the left contains a "Need Help?" section with a "GO" button. The footer of the page includes the text "Housing Occupancy in Vancouver City & Region: 2011 Census Results Plus An Urban Futures Technical Memorandum".

Government of Canada / Gouvernement du Canada | Canada.gc.ca | Services | Departments | Français

Citizenship and Immigration Canada

Canada

Immigrate | Visit | Work | Study | Citizenship | New immigrants | Canadians | My Application

Home > Study > Study permit

Study

- Get study permit
- Prepare to study
- Determine your eligibility
- Minor children
- Apply
- Check processing times
- After you apply: get next steps
- Prepare for arrival
- Extend study permit
- Get student work permit
- Get teaching material
- Participate as an educational institution

Need Help?

Find answers in the Help Centre [GO](#)

Determine your eligibility – Study in Canada

In most cases, you must obtain a study permit if you want to study in Canada.

To be eligible to study in Canada

- You must have been accepted by a school, college, university or other educational institution in Canada.
- You must prove that you have enough money to pay for your:
 - tuition fees
 - living expenses for yourself and any family members who come with you to Canada and
 - return transportation for yourself and any family members who come with you to Canada.
- You must be a law-abiding citizen with no criminal record and not be a risk to the security of Canada. You may have to provide a police certificate.
- You must be in good health and willing to complete a medical examination, if necessary.
- You must satisfy an immigration officer that you will leave Canada at the end of your authorized stay.

Exceptions

In some cases, you do not require a study permit to go to school in Canada.

- If you wish to study in a short-term course or program**

You do not need a study permit if you plan to take a course or program in Canada that lasts six months or less. You must complete the course or program within the period authorized for your stay in Canada.

Even if you do not need a study permit, it is a good idea to apply for a permit before you come to Canada. If you decide that you want to continue your studies in another program after you complete your short-term course or program, you must apply through a Canadian visa office outside Canada for a study permit if you do not already have one.
- Foreign representatives to Canada**

If you are a family member or staff member of a foreign representative to Canada accredited by Foreign Affairs and International Trade Canada, you may not need a permit to study in Canada. You should contact your embassy in Canada. Your embassy can contact the Office of Protocol at Foreign Affairs and International Trade Canada to find out whether you need a study permit.
- Members of foreign armed forces**

If you are a member of a foreign armed force under the *Visiting Forces Act*, you do not need a permit to study in Canada. If your family members, including minor children, want to study in Canada, they must meet the requirements.

Appendix E: Census Wave Approach

www12.statcan.gc.ca/census-recensement/2011/ref/overview-aperçu/pop5-eng.cfm

Statistics Canada implemented a wave approach for the 2011 Census. The following table outlines the key dates for the different waves in list/leave (L/L) and mail-out (MO) areas. The following table outlines the key dates for the different waves in list/leave (L/L) and mail-out (MO) areas

Collection phase	Main activity	Coverage	Key start date
Wave 1	MO areas received letter with secure access code. No questionnaire package mailed.	60% of dwellings	May 3, 2011
	MO areas received questionnaire package and a voice broadcast message.	20% of dwellings	May 3, 2011
	L/L areas received questionnaire package.	20% of dwellings	May 2, 2011 to May 9, 2011
Wave 2	MO areas received reminder letter with secure access code.	All non-responding MO dwellings	Census Day (May 10, 2011)
	L/L areas received reminder card.	All L/L dwellings	Census Day (May 10, 2011)
Wave 3	MO areas received questionnaire package.	To non-responding Wave 1 dwellings that received a letter	May 18, 2011
	L/L areas received notice of visit and start of non-response follow-up (NRFU).	All other non-responding dwellings	May 20, 2011
Wave 4	Voice broadcast message, notice of visit and start of NRFU.	All MO non-responding dwellings	June 1, 2011
	Voice broadcast message and notice of visit.	All L/L non-responding dwellings	May 20, 2011

Appendix F: The Census Undercount

The screenshot shows the Statistics Canada website interface. At the top, there are logos for the Government of Canada and the Government of Canada in French, along with navigation links for Canada.gc.ca, Services, Departments, and Français. The main header features the Statistics Canada logo and a search bar. Below the header, there are navigation tabs for 'Information for...', 'Browse by subject', 'Browse by key resource', and 'Help'. The breadcrumb trail indicates the path: Home > Census > 2011 reference material > Data quality and confidentiality.

The main content area is titled 'Detailed explanation: Differences between Statistics Canada's census counts and population estimates'. It is divided into two columns. The left column contains a navigation menu with categories: 'Census', '2011 Census', 'By topic', 'Data products', 'Analytical products', 'Reference materials', 'Geography', 'Consultation', 'Custom services', 'Census of Agriculture', 'Corrections/Updates', 'Previous censuses', 'Future censuses', 'Reports', and 'Other links'. The right column contains the main text of the article.

Detailed explanation: Differences between Statistics Canada's census counts and population estimates

The 2011 Census counted 33,476,688 people in Canada during the national enumeration with reference day May 10, 2011. This count is lower than the published July 1, 2011 [population estimate](#) of 34,482,779 people. The difference between the two figures is not unexpected and is similar to that which was experienced in the 2006 Census. This note outlines why there are differences between census counts and population estimates.

The objective of a census is to provide detailed information on the population at a single point in time. In this respect, one of its goals is to enumerate the entire population. Inevitably, however, some people are not counted, either because their household did not receive a census questionnaire (for example, if a structurally separate dwelling is not easily identifiable) or because they were not included in the questionnaire completed for the household (for example, the omission of a boarder or a lodger). Some people may also be missed because they have no usual residence and did not spend census night in any dwelling. In contrast, a small number of people may also be counted more than once (for example, students living away from home may have been enumerated by their parents and by themselves at their student address).

To determine how many individuals were missed or counted more than once, Statistics Canada conducts postcensal coverage studies of a representative sample of individuals. [Results of these studies](#) in combination with the census counts are used to produce current population estimates which take into account net undercoverage.

Postcensal coverage study results are usually available two years after enumeration date. For the 2006 Census, preliminary postcensal study results were released in March 2008. Final estimates of coverage error were subsequently released in September 2008.

For the 2011 Census, preliminary coverage study will be released in March 2013 and the results of the final study will be released in September 2013. These will in turn be used to revise and update the population estimates based on the 2011 Census results. Consequently, a series of revised population estimates for the period 2006 to 2013 will be disseminated in September 2013.

One of the advantages of the census is to provide counts for small regions (below the census division level) for which demographic estimates are not available or are less precise. On the other hand, population estimates provide a more accurate measure of population counts. In addition, estimates are utilized to measure the evolution of the population between censuses and provide explanations behind the population growth. They are available on a [quarterly](#) and [annual](#) basis at the national, provincial and territorial levels and are also available at the [subprovincial level](#) on an annual basis.