

Housing Characteristics Hot Facts

Introduction

This edition of Hot Facts examines Richmond's housing stock using 2006 Census information which collects information on structural type, the number of dwelling units age (period of construction) of housing stock, and the number of owner and tenant occupied dwellings.

Housing in Richmond

The 2006 Census indicated that there are 61,430* private dwellings in Richmond. Single detached units account for 41.3% of the housing stock, followed by low and high rise apartment units (30.7%), rowhouse (townhouse) units (22.0%) and semi-detached or two family dwelling units (2.1%).

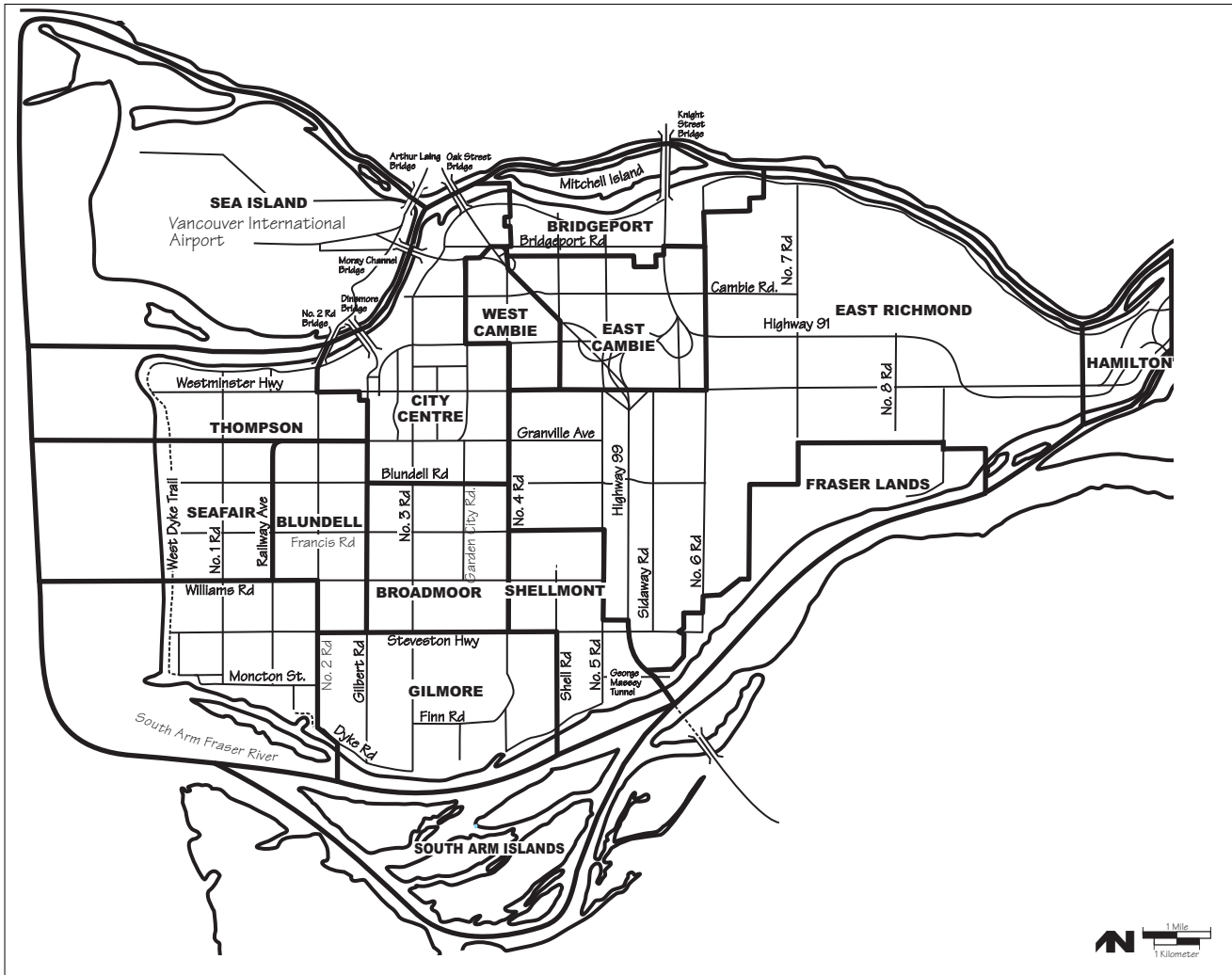
Note: As part of Richmond's Official Community Plan (OCP) Update, the City is undertaking a demographic study to provide population, dwelling unit and employment projections to 2041. When this study is completed in the spring of 2010, the results will be posted on the City website.

Number of Units by Housing Type*

Number of Units by Housing Type	Units	%
Single-detached house	25,385	41.3%
Apartment, building that has fewer than five storeys	15,160	24.6%
Row house	11,805	19.2%
Apartment building that has five or more storeys	3,760	6.1%
Apartment, duplex	3,230	5.2%
Semi-detached house	1,840	2.9%
Movable dwelling	235	.382%
Other single-attached house	10	.0162%
Total number of occupied dwellings by structural type of dwelling	61,430	100.0%

* See last page for definitions of housing types by Statistics Canada.

Source: Statistics Canada 2006 Census.



Total Number of Occupied Private Dwellings by Planning Area

Planning Area	Total Dwellings
Gilmore	170
Sea Island	290
Bridgeport	850
East Richmond	1,070
Hamilton	1,410
West Cambie	2,015
East Cambie	3,090
Shellmont	3,145
Thompson	5,250
Seafair	5,580
Blundell	5,650
Broadmoor	7,460
Steveston	8,915
City Centre	16,535
Richmond Total	61,430

Number of Housing Types by Planning Area

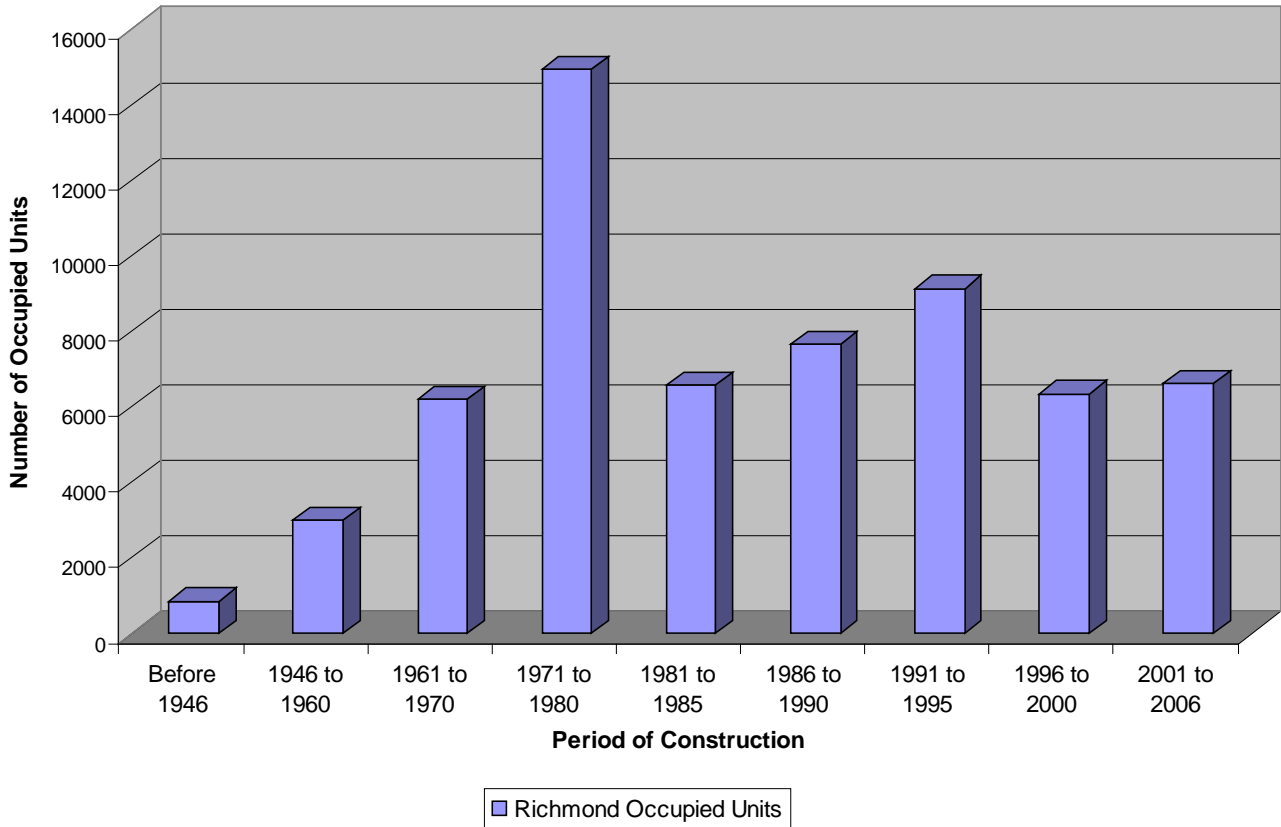
Planning Area	Single-detached	Semi-detached	Row House	Apartment Duplex	Apartment Building that has Five or More Storeys	Apartment Building that has Fewer than Five Storeys	Other Single-detached House	Movable Dwelling	Total
Blundell	3,650	290	950	230	165	360	0	0	5,650
Bridgeport	490	55	220	45	0	35	0	0	850
Broadmoor	4,130	335	1,215	440	25	1,310	0	0	7,460
City Centre	725	130	3,560	115	3,350	8,600	0	50	16,535
East Cambie	1,245	110	985	425	0	315	0	0	3,090
East Richmond/ Fraser Lands	755	10	0	195	0	0	15	95	1,070
Gilmore	160	0	0	10	0	0	0	0	170
Hamilton	745	105	355	135	0	15	0	55	1,410
Sea Island	275	0	0	0	0	0	0	0	290
Seafair	3,250	210	625	375	145	980	0	0	5,580
Shellmont	2,030	65	520	325	0	195	0	0	3,145
Steveston	4,435	160	1,620	485	0	2,185	0	30	8,915
Thompson	2,450	95	1,235	265	75	1,135	0	0	5,250
West Cambie	1,035	265	505	180	0	15	0	0	2,015
Richmond	25,385	1,840	11,805	3,230	3,760	15,160	10	235	61,430
% Percent of Overall Total Private Dwellings	41.3%	3.0%	19.2%	5.3%	6.1%	24.7%	0.0%	0.4%	100.0%

Period of Construction

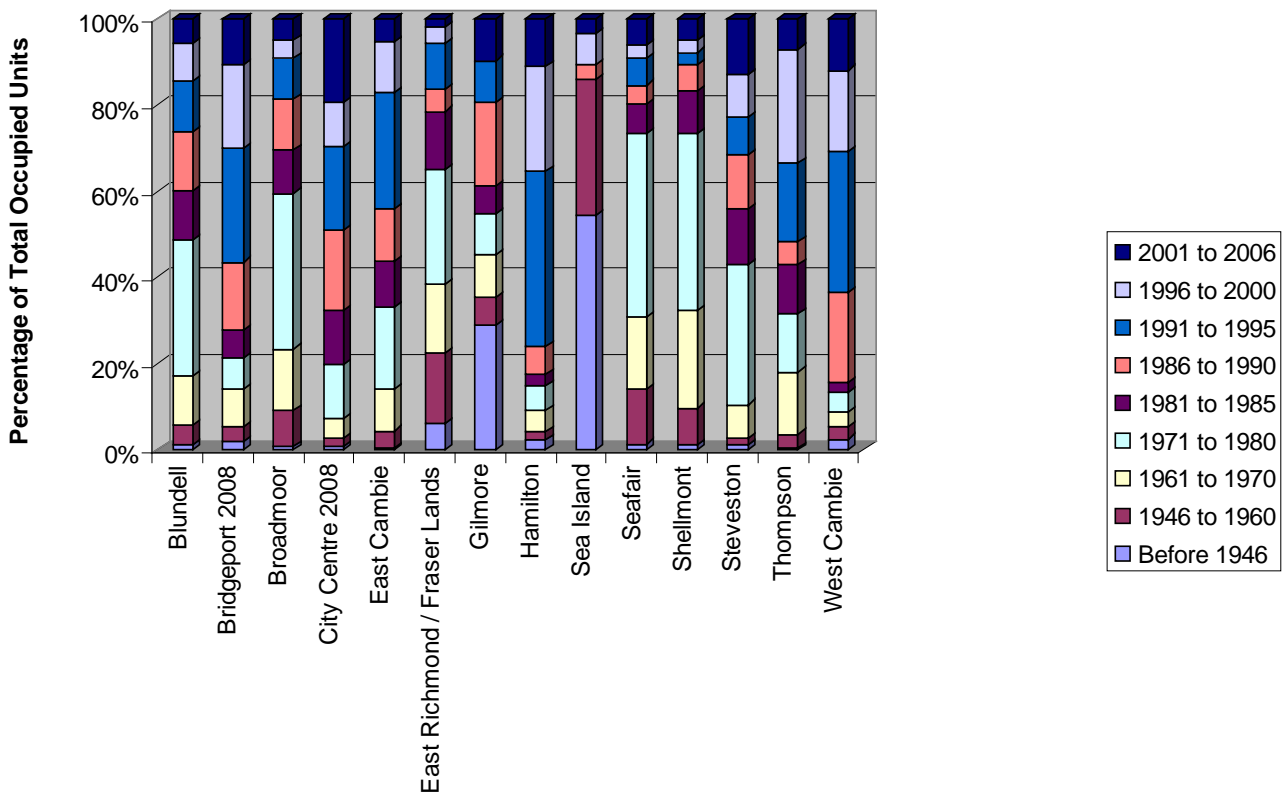
The period of construction is based on the net number of units added each year. The greatest proportion of Richmond's housing stock was built between 1971-1980 (24.3%) and 1991-1995 (14.8%).

Occupied Dwellings by Period of Construction		
Before 1946	865	1.4%
1946-1960	3,020	4.9%
1961-1970	6,210	10%
1971-1980	14,945	24.3%
1981-1985	6,600	10.7%
1986-1990	7,670	12.4%
1991-1995	9,145	14.8%
1996-2000	6,360	10.3%
2001-2006	6,615	10.7%
Total	61,430	

Richmond Occupied Dwelling Units by Period of Construction



Richmond Occupied Units by Period of Construction and Planning Area



Value of Housing by Structural Type

Value	Structural Type*							
	Total Structural Type of Dwelling	Single-detached	Apartment Building that has Five or More Storeys	Movable Dwelling	Semi-detached House	Row House	Apartment Dwelling	Apartment that has Fewer than Five Storeys
Total Value of Dwelling	46,840	22,710	2,610	175	1,285	9,180	1,830	9,050
Under \$50,000	485	130	65	60	20	95	10	105
\$50,000 to \$99,999	345	185	0	10	0	40	0	95
\$100,000 to \$149,999	950	30	65	30	0	25	20	770
\$150,000 to \$199,999	2,465	10	375	0	0	85	10	1,985
\$200,000 to \$249,999	2,935	35	395	0	40	440	20	2,005
\$250,000 to \$299,999	3,300	65	440	10	25	1,005	25	1,735
\$300,000 to \$349,999	4,545	400	470	0	175	2,465	30	1,000
\$350,000 to \$399,999	4,090	795	270	35	230	2,025	135	585
\$400,000 to \$499,999	8,465	4,695	385	20	480	1,990	365	525
\$500,000 to \$749,999	15,200	12,695	105	0	275	930	1,005	190
\$750,000 or more	4,050	3,660	25	0	25	70	215	50
Average Value of Dwelling \$	457,419	586,771	302,188	175,339	421,678	372,688	582,765	248,745
Median Value of Dwelling \$	439,861	550,176	289,523	100,327	400,831	349,322	501,432	229,802

* There are 15 dwelling units in the category of "other single attached house" in East Richmond/Fraser Lands that were not included.

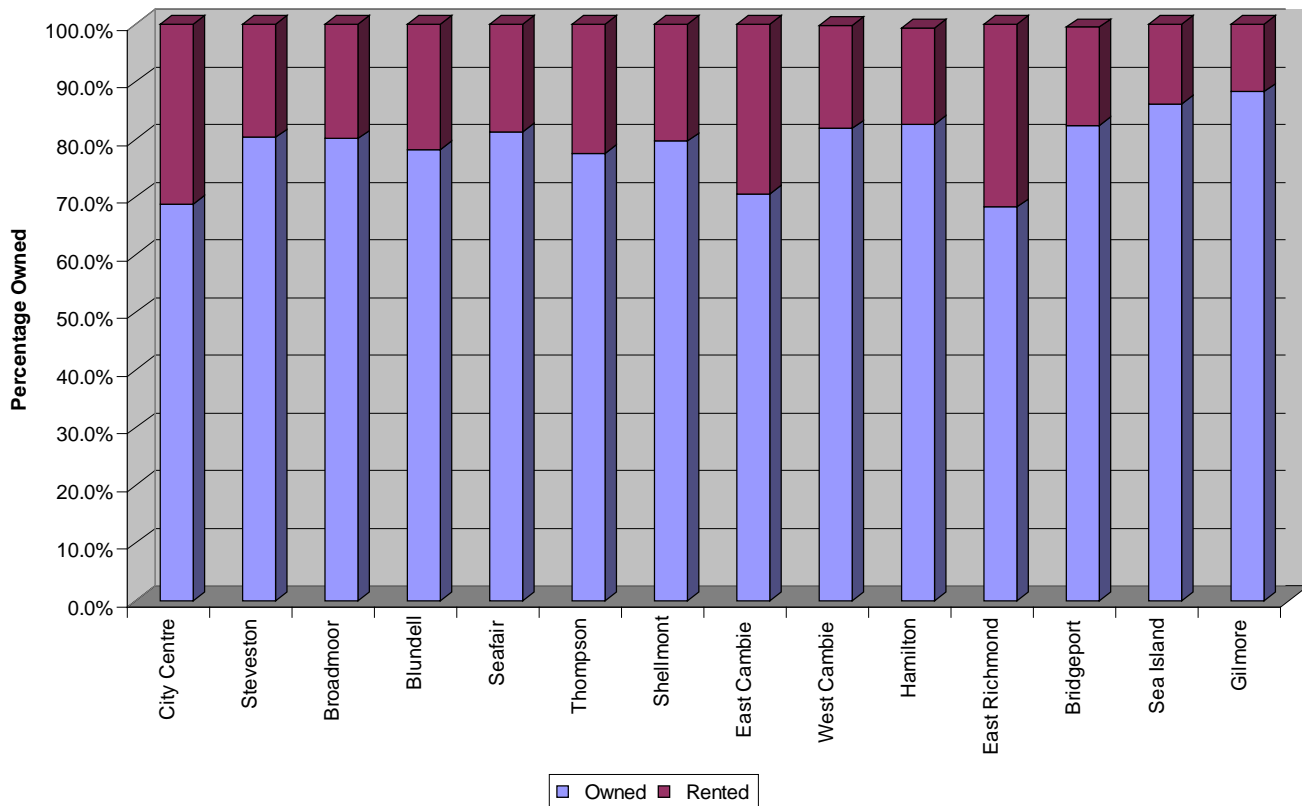
Tenure

The proportion of dwellings in Richmond that are rented has declined in the period from 1991 to 2006 while the proportion of owned has increased. In 2006, there were 46,885 (76.3%) dwellings that were privately owned in Richmond versus 23% (14,545) dwellings that were rented.

Renters and Owners by Housing Type and Planning Area

There is very little variation in the levels of owned and rented housing in Richmond's communities. Most Richmond communities have ownership rates above 78% and as high as 88.2% (Gilmore). The City Centre and East Richmond planning areas have lower ownership rates of 68.8% and 68% respectively with a higher proportion of rental dwelling units.

Occupied Private Dwellings by Housing Tenure by Planning Area



Number of Occupied Dwellings by Housing Tenure by Planning Area

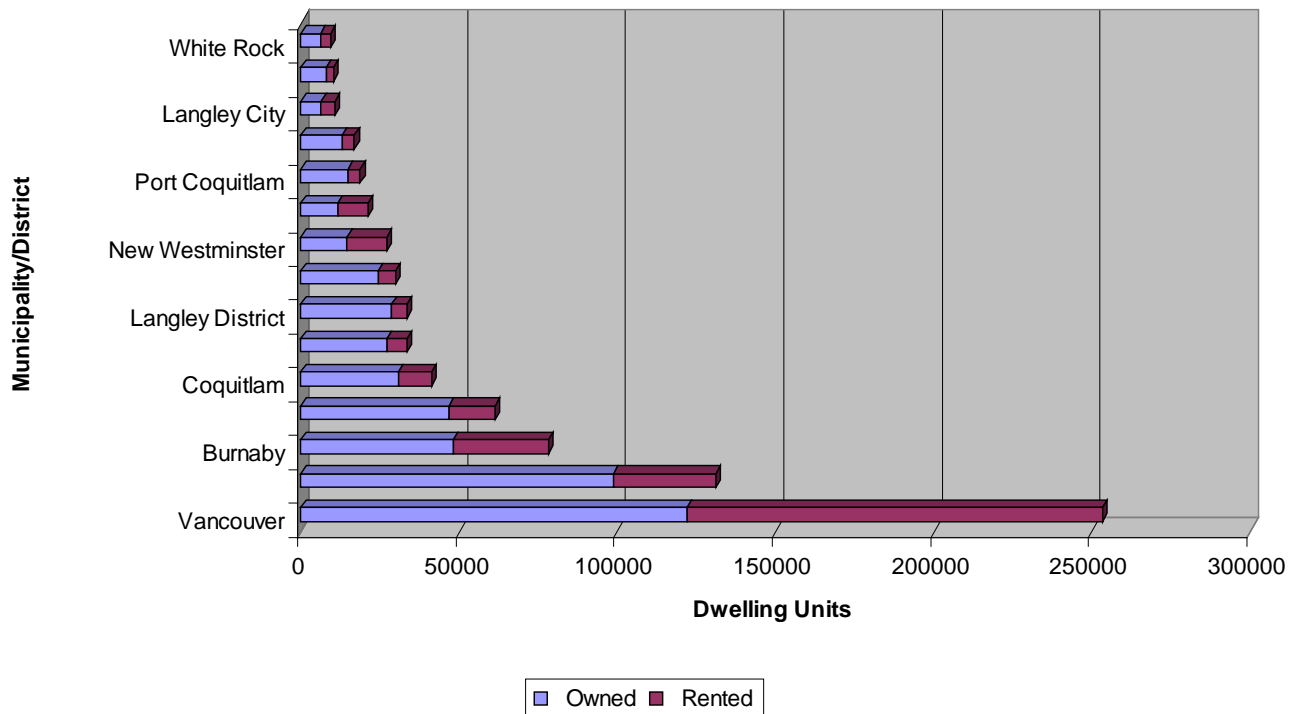
Planning Area	Owned	Rented	Total
City Centre	11,380	5,150	16,530
Steveston	7,160	1,755	8,915
Broadmoor	5,970	1,485	7,455
Blundell	4,420	1,230	5,650
Seafair	4,540	1,045	5,585
Thompson	4,075	1,180	5,250
Shellmont	2,505	640	3,145
East Cambie	2,180	910	3,090
West Cambie	1,650	360	2,015
Hamilton	1,170	235	1,415
East Richmond	730	340	1,070
Bridgeport	700	145	850
Sea Island	250	40	290
Gilmore	150	20	170

Source: Statistics Canada 2006 Census.

How does Richmond compare?

According to the 2006 Census, the proportion of renters in Richmond was 23%, and the rate of home ownership is 77.3%. The rate of home ownership in Richmond is higher than the regional average of 65.1%. Vancouver (51.9%), New Westminster (46%), and North Vancouver City (46%) has the highest proportion of renters in the Lower Mainland.

Regional Comparison: Percentage of Owned Versus Rented Private Occupied Dwelling Units in the Lower Mainland”



Definitions of Housing Types – Statistics Canada Dictionary, 2006

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 dwelling seither above it or below it.

Semi-detached house: One of two dwellings attached side by side (or back to front) to each other, but not 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 welling joined side by side (or occasionally side to back), such as a town house or garden home, but not having any other dwelling 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 dwelling or buildings.

Apartment building that has five or more storeys: A dwelling unit in a high-rise apartment building which has five or more storeys.

Apartment building that has fewer than five storeys: A dwelling unit attached to other dwelling 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 such as blocks, posts or a prepared pad (which 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 or houseboat..

Cited from the 2006 Census Canada Census Dictionary.

For Further Information:

Please contact the Policy Planning Division, 604-276-4207, housingplanning@richmond.ca.

For monthly statistical reports on building and demolition permit, see <http://www.richmond.ca/busdev/building/reports/>



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