

# Housing Characteristics Hot Facts

## Introduction

This edition of Hot Facts examines Richmond's housing stock using the 2016 and 2011 Census and 2011 National Household Survey 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 2016 Census indicated that there are 73,460\* occupied private dwellings in Richmond. Single family dwellings account for 39.6% of the housing stock, followed by apartment units (38.3%), townhouse units (19.9%) and duplex / two family dwelling units (2.2%).<sup>1</sup>

## Number of Units by Housing Type in 2011 and 2016\*

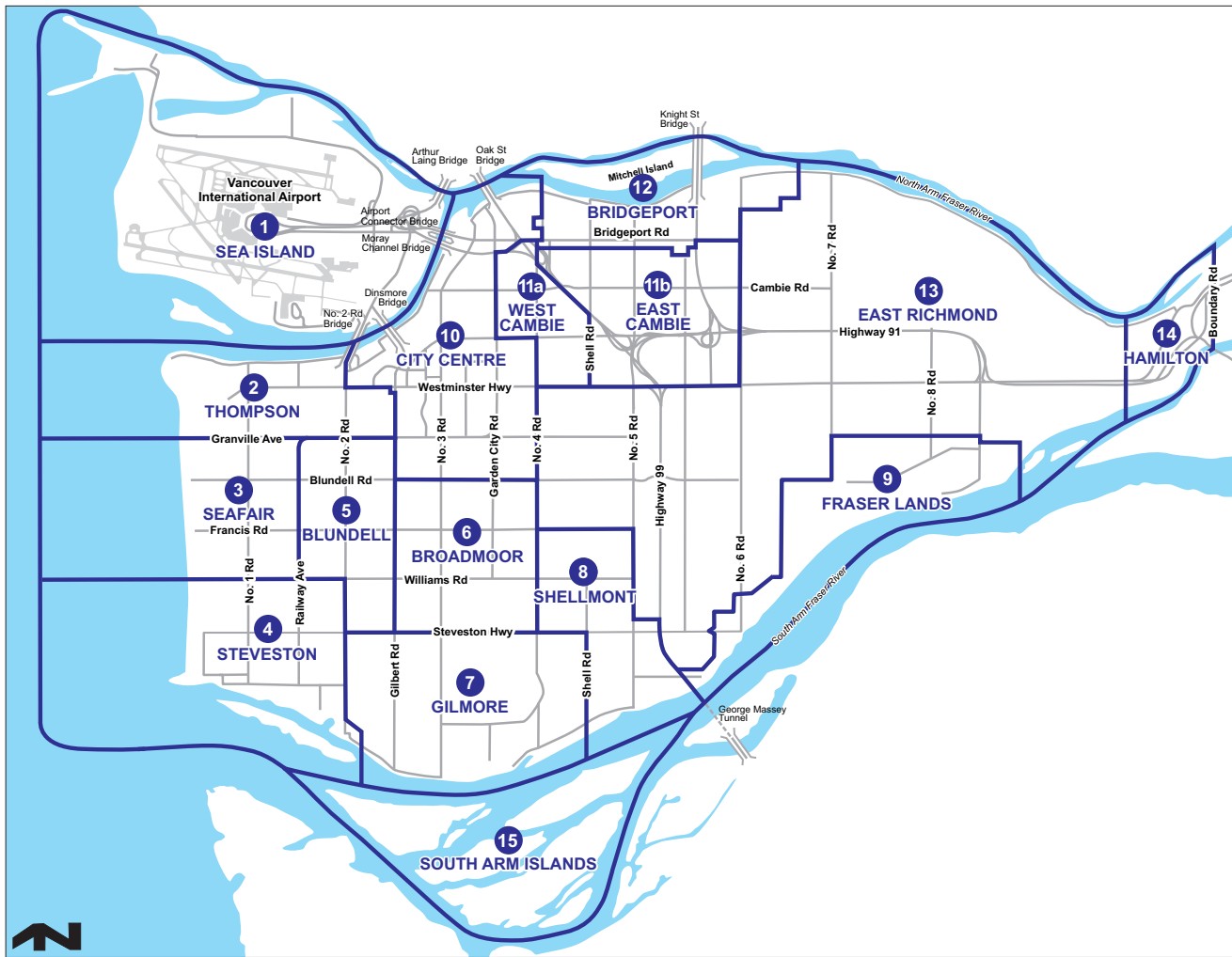
Housing Type	2011		2016	
	# of Units	% of Total	# of Units	% of Total
Single-detached house	25,320	37.2%	24,315	33.1%
Apartment, building that has fewer than five storeys	16,210	23.8%	17,730	24.1%
Row house	13,445	19.8%	14,595	19.9%
Apartment building that has five or more storeys	6,950	10.2%	10,400	14.2%
Apartment, duplex	4,090	6.0%	4,685	6.4%
Semi-detached house	1,695	2.5%	1,650	2.2%
Movable dwelling	250	0.4%	65	0.1%
Other single-attached house	20	.03%	20	.03%
<b>Total number of occupied dwellings by structural type of dwelling</b>	<b>67,980</b>	<b>100.0%</b>	<b>73,460</b>	<b>100.0%</b>

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

Source: Statistics Canada 2016 and 2011 Census.

<sup>1</sup> Single family dwelling refers to the sum of all single detached houses, other single attached houses, movable dwellings and apartment, duplexes. Apartment refers to the sum of apartments in building of five or more stories and apartments in buildings of less than five stories. Townhouse refers to the sum of all row houses. Duplex/two family dwelling refers to semi-detached houses.

## Richmond's Planning Areas Map



## Total Number of Occupied Private Dwellings by Planning Area, 2011

Planning Area	Total Dwellings
Gilmore	180
Sea Island	290
Bridgeport	895
East Richmond/Fraser Lands	1,095
Hamilton	1,565
West Cambie	2,445
East Cambie	3,280
Shellmont	3,525
Thompson	5,460
Seafair	5,640
Blundell	5,855
Broadmoor	7,715
Steveston	9,390
City Centre	20,635
<b>Richmond Total</b>	<b>67,975</b>

Source: Statistics Canada, 2011 Census

City of Richmond Hot Facts

## Number of Housing Types by Planning Area, 2011

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-attached House	Movable Dwelling	Total
Blundell	3,660	235	1,050	350	180	385	0	0	<b>5,855</b>
Bridgeport	485	20	230	100	0	70	0	0	<b>895</b>
Broadmoor	4,205	340	1,280	490	0	1,390	5	0	<b>7,715</b>
City Centre	590	145	4,275	185	6,525	8,735	0	190	<b>20,635</b>
East Cambie	1,165	70	1,085	560	0	405	5	0	<b>3,280</b>
East Richmond/ Fraser Lands	725	5	0	225	0	30	5	10	<b>1,095</b>
Gilmore	150	0	0	15	0	10	0	5	<b>180</b>
Hamilton	775	20	580	145	5	15	0	30	<b>1,565</b>
Sea Island	260	10	0	20	0	0	5	0	<b>290</b>
Seafair	3,200	225	675	405	140	995	0	0	<b>5,640</b>
Shellmont	1,930	55	620	670	0	255	0	0	<b>3,525</b>
Steveston	4,645	245	1,650	485	0	2,355	0	10	<b>9,390</b>
Thompson	2,525	90	1,280	300	100	1,170	0	5	<b>5,460</b>
West Cambie	1,020	245	730	145	0	300	0	0	<b>2,445</b>
Richmond	25,320	1,690	13,445	4,090	6,955	16,210	20	250	<b>67,975</b>
<b>% Percent of Overall Total Private Dwellings</b>	<b>37.2%</b>	<b>2.5%</b>	<b>19.8%</b>	<b>6.0%</b>	<b>10.2%</b>	<b>23.8%</b>	<b>0.0%</b>	<b>0.4%</b>	<b>100.0%</b>

Source: Statistics Canada, 2011 Census

## 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 1961–1980 (26.4%) and 1991–2000 (21.0%).

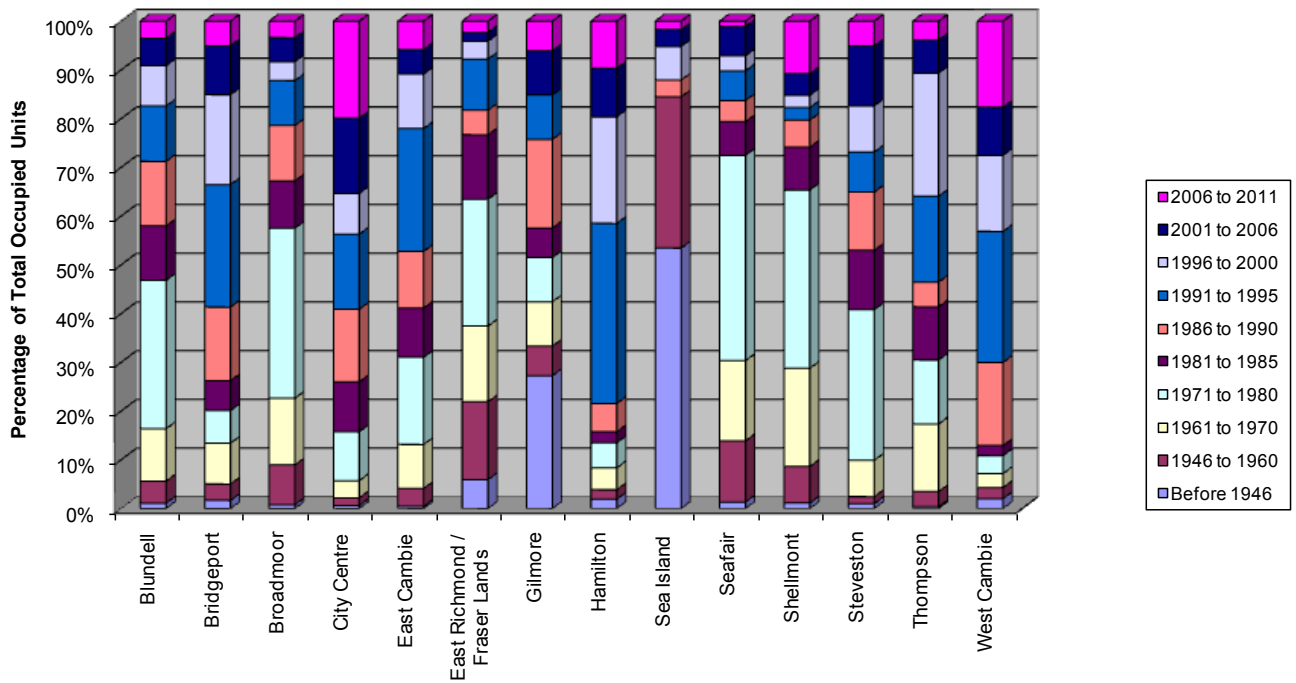
Occupied Dwellings by Period of Construction		
Before 1960	3,105	4.2%
1961-1980	19,375	26.4%
1981-1990	13,255	18.0%
1991-2000	15,420	21.0%
2001-2005	6,020	8.2%
2006-2010	7,850	10.7%
2011-2016	8,445	11.5%
<b>Total</b>	<b>73,455</b>	

Source: Statistics Canada, 2016 Census

## Richmond Occupied Dwelling Units by Period of Construction (2016 Census)



## Richmond Occupied Units by Period of Construction and Planning Area (2011 Census)



## Value of Dwelling by Planning Area, 2011

Planning Area	Average Value of Dwelling \$	Median Value of Dwelling \$
Blundell	947,277	897,951
Bridgeport	671,114	699,861
Broadmoor	846,640	800,611
City Centre	427,287	400,010
East Cambie	650,846	601,910
East Richmond/Fraser Lands	1,058,531	898,311
Gilmore	1,020,170	900,763
Hamilton	673,733	621,063
Sea Island	671,858	696,607
Seafair	818,440	850,506
Shellmont	716,542	751,161
Steveston	730,992	751,103
Thompson	888,967	849,836
West Cambie	670,748	649,789
<b>Richmond</b>	<b>696,406</b>	<b>601,945</b>

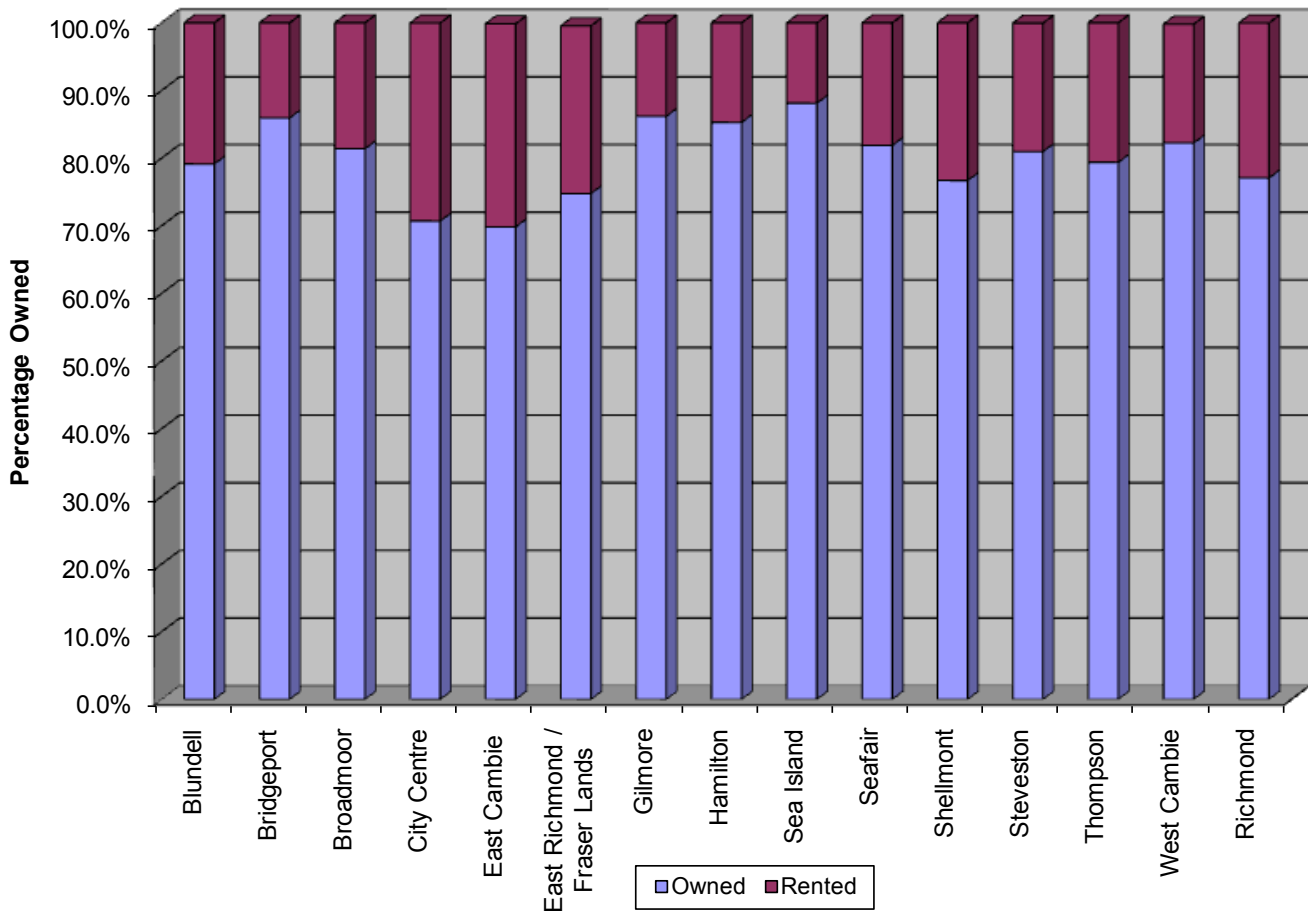
Source: Statistics Canada, 2011 National Household Survey

## Tenure

In 2016, there were 54,545 (74.3%) dwellings that were privately owned in Richmond versus 18,910 (25.7%) dwellings that were rented.

There is very little variation in the levels of owned and rented housing in Richmond's communities. All Richmond communities have ownership rates above 70% and as high as 88.1% in Sea Island. The City Centre and East Cambie have lower ownership rates of 70.7% and 69.8% respectively with a higher proportion of rental dwelling units relative to other Richmond Communities.

## Occupied Private Dwellings by Housing Tenure by Planning Area (2011 National Household Survey)



## Number of Occupied Dwellings by Housing Tenure by Planning Area, 2011

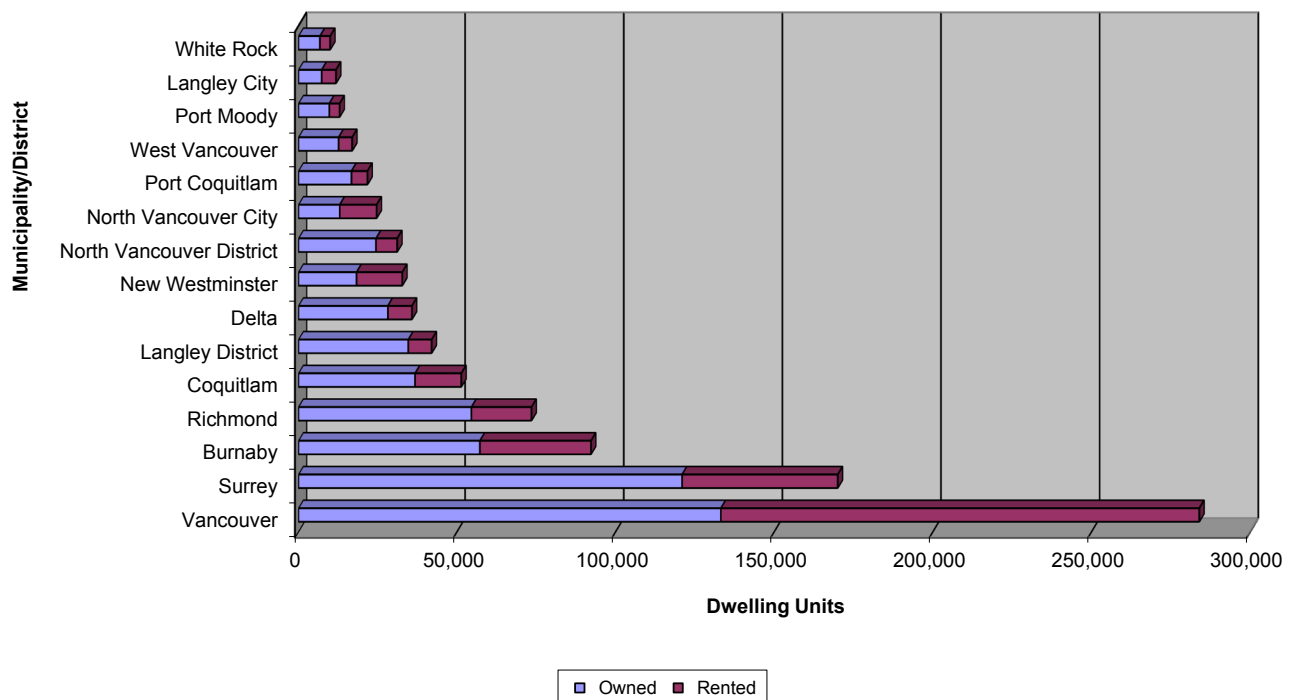
Planning Area	Owned	Rented	Total
Blundell	4,650	1,225	5,875
Bridgeport	765	125	890
Broadmoor	6,275	1,435	7,710
City Centre	14,565	6,025	20,595
East Cambie	2,305	990	3,300
East Richmond/Fraser Lands	815	270	1,090
Gilmore	125	20	145
Hamilton	1,335	230	1,565
Sea Island	260	35	295
Seafair	4,615	1,025	5,635
Shellmont	2,715	830	3,540
Steveston	7,625	1,785	9,415
Thompson	4,355	1,130	5,485
West Cambie	2,015	430	2,450
<b>Richmond</b>	<b>52,400</b>	<b>15,555</b>	<b>67,975</b>

Source: Statistics Canada, 2011 National Household Survey

## How does Richmond compare?

According to the 2016 Census, the proportion of renters in Richmond was 25.7%, and the rate of home ownership is 74.3%. The rate of home ownership in Richmond is higher than the regional average of 63.7%. Vancouver (53.1%), North Vancouver City (47.1%), and New Westminster (43.9%) 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” (2016 Census)



## Definitions of Structural Type of Dwellings – 2016 Census of Population Reference Guide

**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 should be coded 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 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 has 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. Townhouses attached to a high-rise building are also classified as row houses.

**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, 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 such as blocks, posts or a prepared 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.

*Cited from the Structural Type of Dwelling and Collectives Reference Guide, 2016 Census of Population.*

### **For Further Information:**

Please contact the Policy Planning Department at 604-276-4116 or [communityplanning@richmond.ca](mailto:communityplanning@richmond.ca).

For monthly statistical reports on building and demolition permit, see [www.richmond.ca/plandev/building/reports.htm](http://www.richmond.ca/plandev/building/reports.htm)