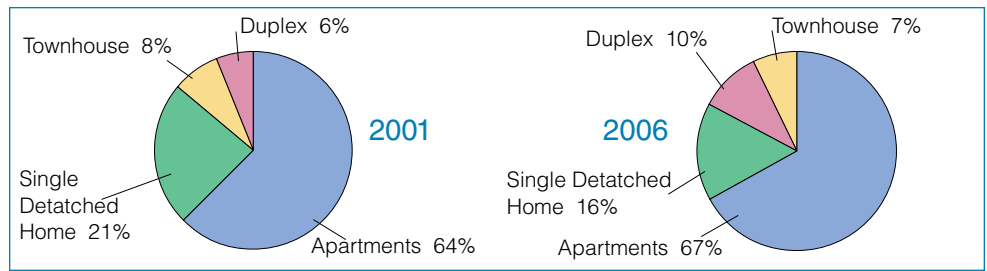




Victoria Housing Characteristics

This information examines changes to Victoria's housing stock between 2001 and 2006 by analyzing the city's housing data. This data includes the number and type of dwellings in Victoria, the number of owner and tenant occupied dwellings, the number of units by period of construction and tenure by municipality, region and province.

From the 2006 Census information, Statistics Canada provides us with valuable information to better understand our community. Objective statistical information provides a solid foundation for informed decisions by elected representatives, businesses, unions and non-profit organizations, as well as individual residents.



Housing in Victoria

As of the 2006 Census, there were 41,705 private dwellings in Victoria. Apartments account for the majority of our housing stock (67%), followed by single detached homes (16%), duplexes (10%) and townhouses. Overall the city's housing stock increased by 5% since 2001. Victoria West and Harris Green experienced the most growth (14% each) followed by Downtown (10%) and Burnside Gorge (9%). Rockland was the only neighbourhood to experience negative growth losing 1% (10 units) of their housing stock since 2001. The City has lost 22.5% of single detached housing and 9% of townhouses since 2001 while increasing the number of duplexes by 72%. Apartment construction has also increased by 11%.

Number of Housing Types by Planning Area and Percentage Change 2001–2006

Neighbourhood	Single Detached House	Townhouse	Duplex	Apartments	Total Units 2006	Total Units 2001	% Change
Burnside Gorge	275	185	245	2,065	2,785	2,550	9%
Downtown	0	0	10	885	900	815	10%
Fairfield	995	220	475	4,930	6,630	6,480	2%
Fernwood	905	300	690	3,145	5,045	4,750	6%
Gonzales	920	150	315	315	1,710	1,610	6%
Harris Green	0	0	0	1,170	1,185	1,035	14%
Hillside Quadra	645	290	635	2,095	3,670	3,465	6%
James Bay	445	715	190	5,290	6,695	6,575	2%
North Jubilee	245	65	230	1,055	1,620	1,605	1%
North Park	85	115	85	1,770	2,060	1,890	9%
Oaklands	920	370	645	1,060	2,995	2,850	5%
Rockland	515	110	145	1,125	1,910	1,920	-1%
South Jubilee	175	15	55	1,090	1,335	1,275	5%
Victoria West	450	415	245	2,035	3,155	2,760	14%
TOTAL City of Victoria	6,580	2,980	3,965	28,045	41,705	39,595	5%

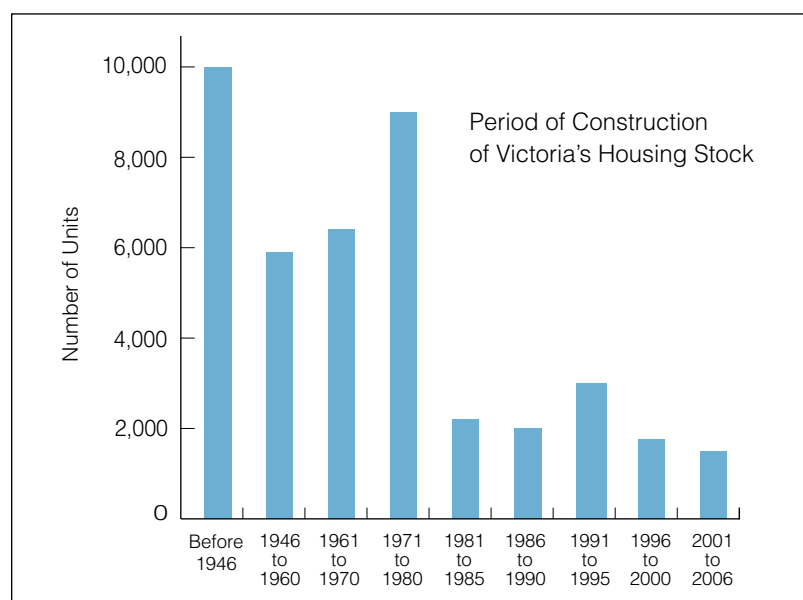
SOURCE: STATISTICS CANADA CENSUS, 2006

Percentage of Housing Types by Planning Area

Neighbourhood	Total Units	Single Detached House	Townhouse	Duplex	Apartment
Burnside Gorge	2,785	10%	7%	9%	74%
Downtown	900	0%	0%	1%	98%
Fairfield	6,630	15%	3%	7%	74%
Fernwood	5,045	18%	6%	14%	62%
Gonzales	1,710	54%	9%	18%	18%
Harris Green	1,185	0%	0%	0%	99%
Hillside Quadra	3,670	18%	8%	17%	57%
James Bay	6,695	7%	11%	3%	79%
North Jubilee	1,620	15%	4%	14%	65%
North Park	2,060	4%	6%	4%	86%
Oaklands	2,995	31%	12%	22%	35%
Rockland	1,910	27%	6%	8%	59%
South Jubilee	1,335	13%	1%	4%	82%
Victoria West	3,155	14%	13%	8%	65%
TOTAL City of Victoria	41,705	16%	7%	10%	67%

SOURCE: STATISTICS CANADA CENSUS, 2006

Within the neighbourhoods, Gonzales has the highest number of single detached houses (54%); Oaklands has the second highest number (31%). Harris Green, Downtown, North Park and South Jubilee have the highest concentration of multiple family dwellings with over 80% of housing stock being apartments.



Period of Construction

The greatest proportion of Victoria's housing stock was built prior to 1946 (24%), with the next biggest period of construction being the 1970's (21.5%). Since 1991, construction in Victoria is on a downward trend with only 3.2% of our total housing stock having been built between 2001–2006, half the amount of construction that occurred ten years earlier (1991–1995) and slightly less than in the previous five years (3.7% between 1996–2001).

Tenure

Tenure by year	Owners	Renters
1986	34%	66%
1991	34%	66%
1996	37%	63%
2001	37.50%	62.50%
2006	40.50%	59.50%

Despite the rising cost of housing, in the last twenty years the trend of ownership in Victoria has been increasing from 34% ownership in the city in 1986 to 40.5% ownership in 2006. This may be due in part to the number of multiple units being created, which on average cost less than single detached units.

How does Victoria compare?

	% Owner Occupied	% Renter Occupied
Esquimalt	50%	50%
Oak Bay	74%	26%
Saanich	73%	27%
Victoria	40%	60%
Westshore	80%	20%
CRD	66%	34%
BC	70%	30%

Victoria has the highest number of renter-occupied dwellings within the region and is well below the number of owner-occupied dwellings in the province (70%). The Westshore has the highest number of owner-occupied dwellings (80%), followed by Oak Bay (73%) and Saanich (73%).

In 2006 within the City of Victoria, 60% of all residents were renters and 40% owned their home. Within the neighbourhoods, Gonzales has the highest percentage of ownership at 67%. Gonzales also has the highest percentage of single detached homes (54%). Since 1996 there has been a slow but steady increase in ownership of dwellings in all neighbourhoods except Gonzales, Harris Green and South Jubilee.

Tenure by Neighbourhood

Neighbourhood	Total Units	Owned	Percent	Rented	Percent
Burnside Gorge	2,785	1,050	38%	1,730	62%
Downtown	900	200	22%	700	78%
Fairfield	6,630	2,905	44%	3,720	56%
Fernwood	5,045	1,920	38%	3,125	62%
Gonzales	1,710	1,145	67%	565	33%
Harris Green	1,185	400	34%	785	66%
Hillside Quadra	3,670	1,765	48%	1,905	52%
James Bay	6,700	1,995	30%	4,700	70%
North Jubilee	1,620	665	41%	955	59%
North Park	2,060	470	23%	1,590	77%
Oaklands	2,995	1,620	54%	1,375	46%
Rockland	1,915	840	44%	1,070	56%
South Jubilee	1,335	440	33%	890	67%
Victoria West	3,165	1,465	46%	1,705	54%
TOTAL City of Victoria	41,705	16,885	40%	24,820	60%

SOURCE: STATISTICS CANADA CENSUS, 2006

Change in Tenure by Neighbourhood 1996–2006

Neighbourhood	1996% owned	2006% owned	Change	1996% rented	2006% rented	Change
Burnside Gorge	34%	38%	4%	67%	62%	-5%
Downtown	10%	22%	12%	89%	78%	-11%
Fairfield	42%	44%	2%	58%	56%	-2%
Fernwood	34%	38%	4%	66%	62%	-4%
Gonzales	71%	67%	-4%	29%	33%	4%
Harris Green	36%	34%	-2%	64%	66%	2%
Hillside Quadra	40%	48%	8%	60%	52%	-8%
James Bay	26%	30%	4%	74%	70%	-4%
North Jubilee	36%	41%	5%	64%	59%	-5%
North Park	20%	23%	3%	80%	77%	-3%
Oaklands	52%	54%	2%	48%	46%	-2%
Rockland	42%	44%	2%	58%	56%	-2%
South Jubilee	36%	33%	-3%	64%	67%	3%
Victoria West	39%	46%	7%	61%	54%	-7%
TOTAL City of Victoria	37%	40%	3%	63%	60%	-3%

SOURCE: STATISTICS CANADA CENSUS, 2006