

# Population, immigration and housing in Canada: Case study of Metro Vancouver

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# Agenda

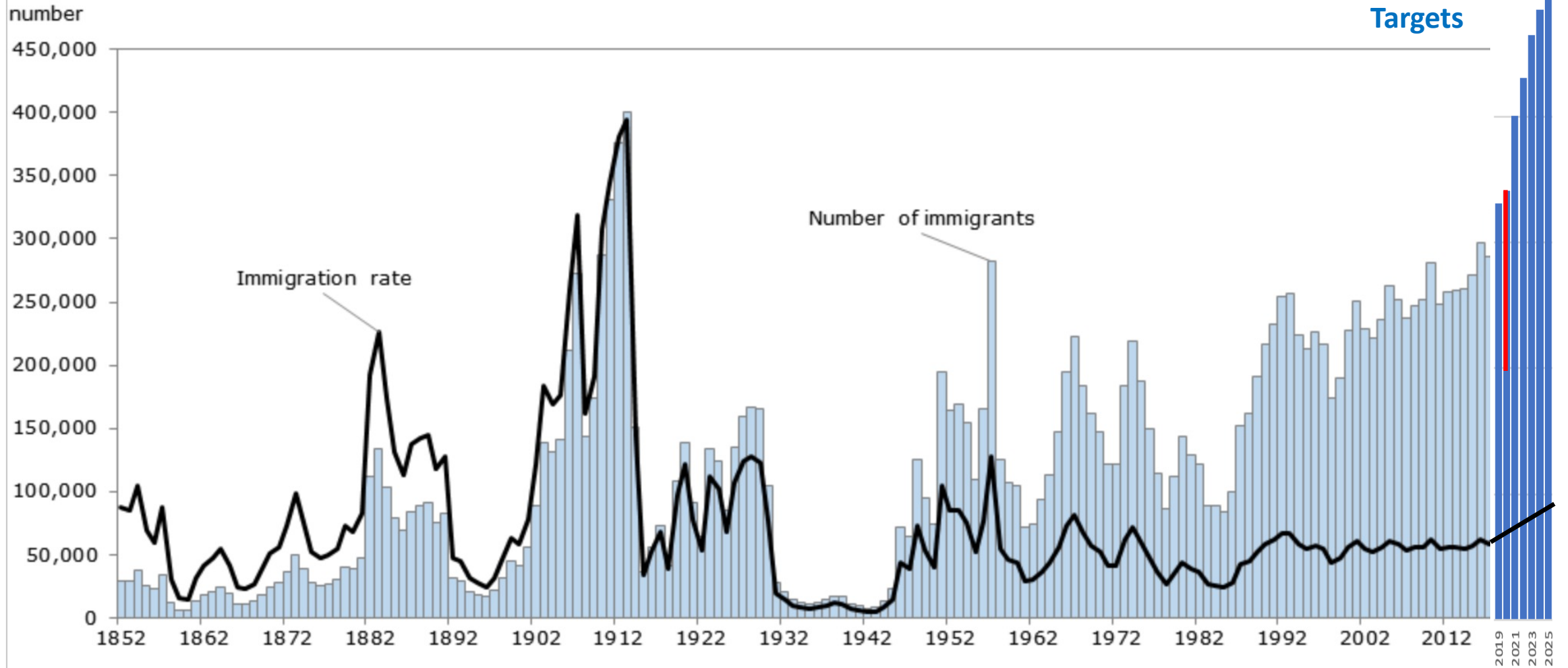
- Immigration, migration, and population dynamics
- Canada's housing market
- Immigration and housing in Metro Vancouver
  
- This is about what is happening
  - We can discuss what *should* happen in the panel!

# Immigration and population growth in Canada

- Immigration targets
- Growing temporary migration numbers
- Population impacts

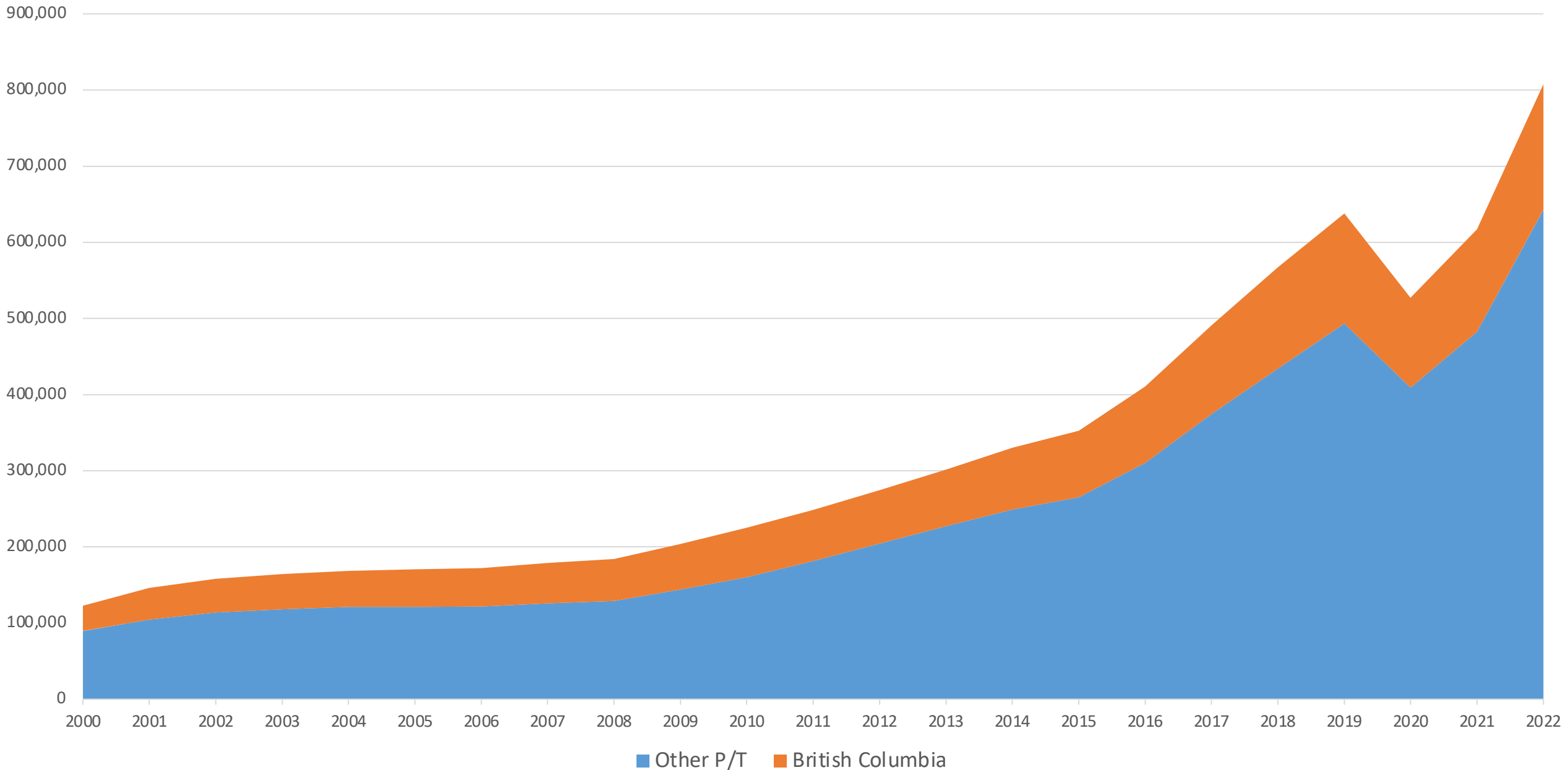
# Scale of permanent immigration: Unprecedented

**Figure 5.2**  
**Number of immigrants and immigration rate, Canada, 1852 to 2018**



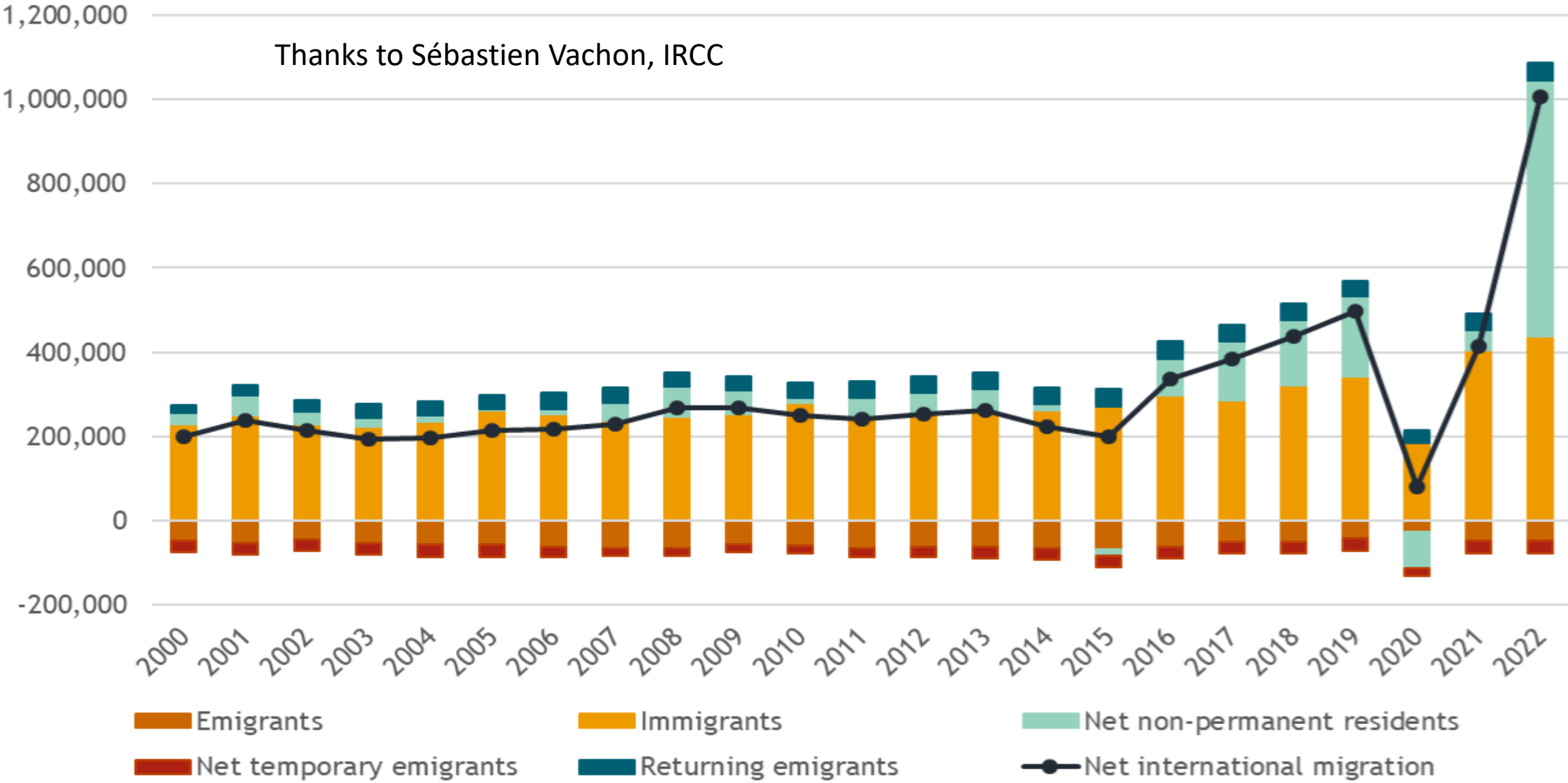
**Sources:** From 1852 to 1979: Employment and Immigration Canada. 1982. *1980 Immigration Statistics*, Immigration and Demographic Policy Group, catalogue no. MP22-1/1980. From 1980 to 2018, Immigration, Refugees and Citizenship Canada and Statistics Canada, Demography Division, Demographic Estimates Program.

Number of study permits held in British Columbia and the rest of Canada, on December 31,  
Annually, 2000-2022



# Population change, Canada, 2000-2022

Thanks to Sébastien Vachon, IRCC

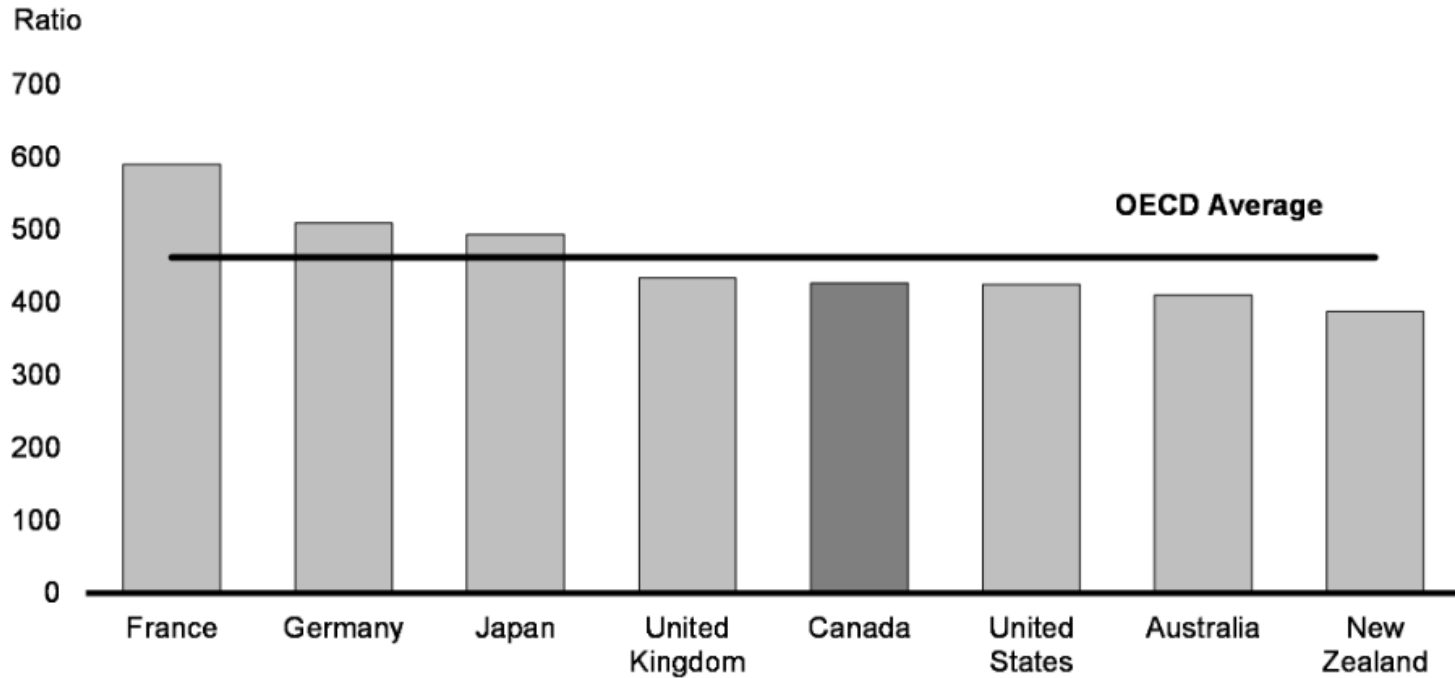


# Canada's housing market

- Canada's housing shortage, in general
- Rapid population growth and the intensified shortage
- Price responses

Chart 1.1

Number of Homes per 1,000 Persons, Selected OECD Countries



Note: This chart is for illustrative purposes only, and does not reflect the approach used to calculate supply gaps. Organisation for Economic Co-operation and Development (OECD) average is 462 homes per 1,000 persons.

Source: OECD Questionnaire on Affordable and Social Housing (2021).

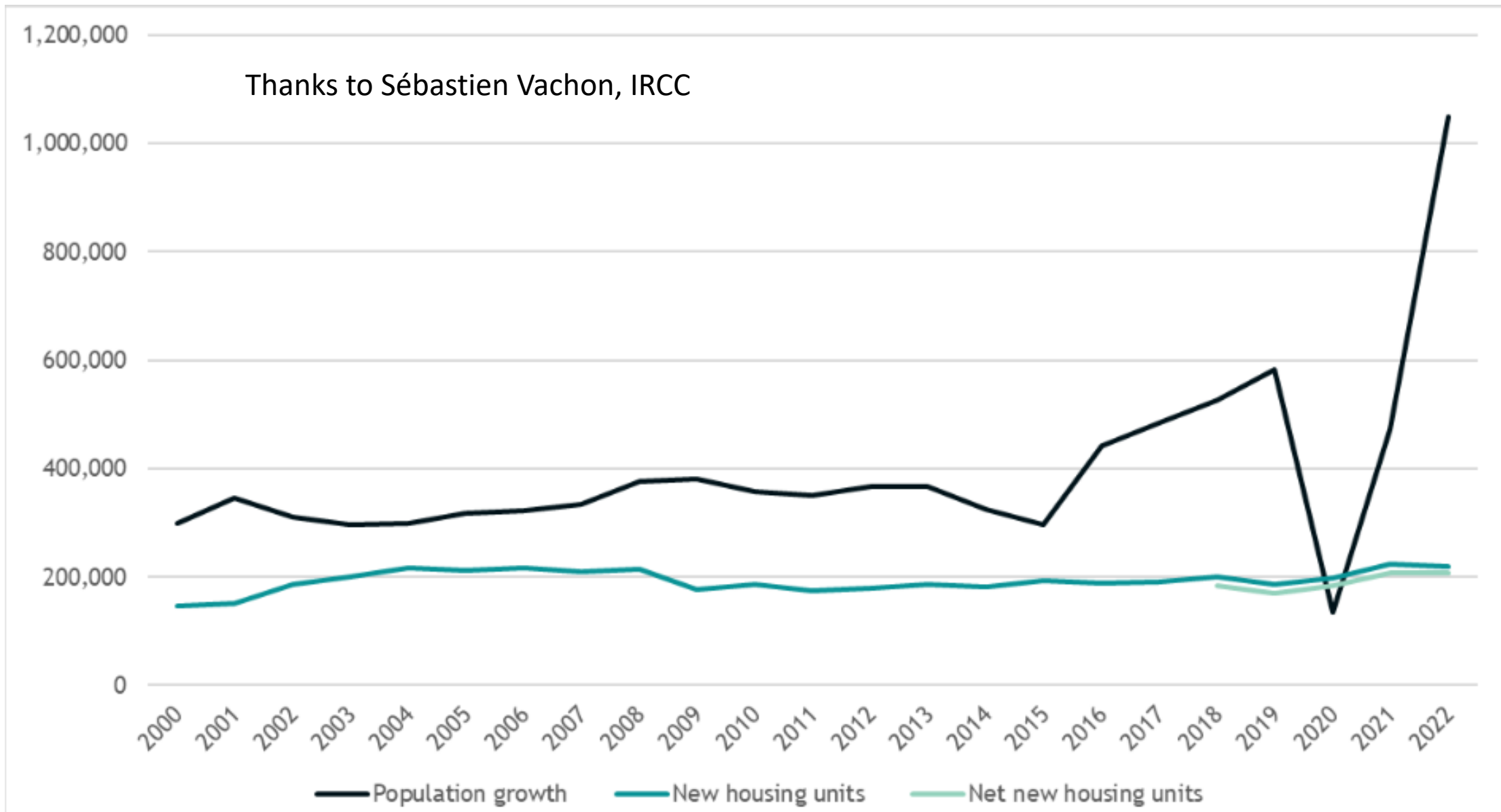
**Canada would need 1.26 million additional dwelling units to reach the OECD average of homes per 1,000 persons**

**And, CMHC estimates that Canada needs 3.5 million housing units to restore affordability to the sector...by 2030!**



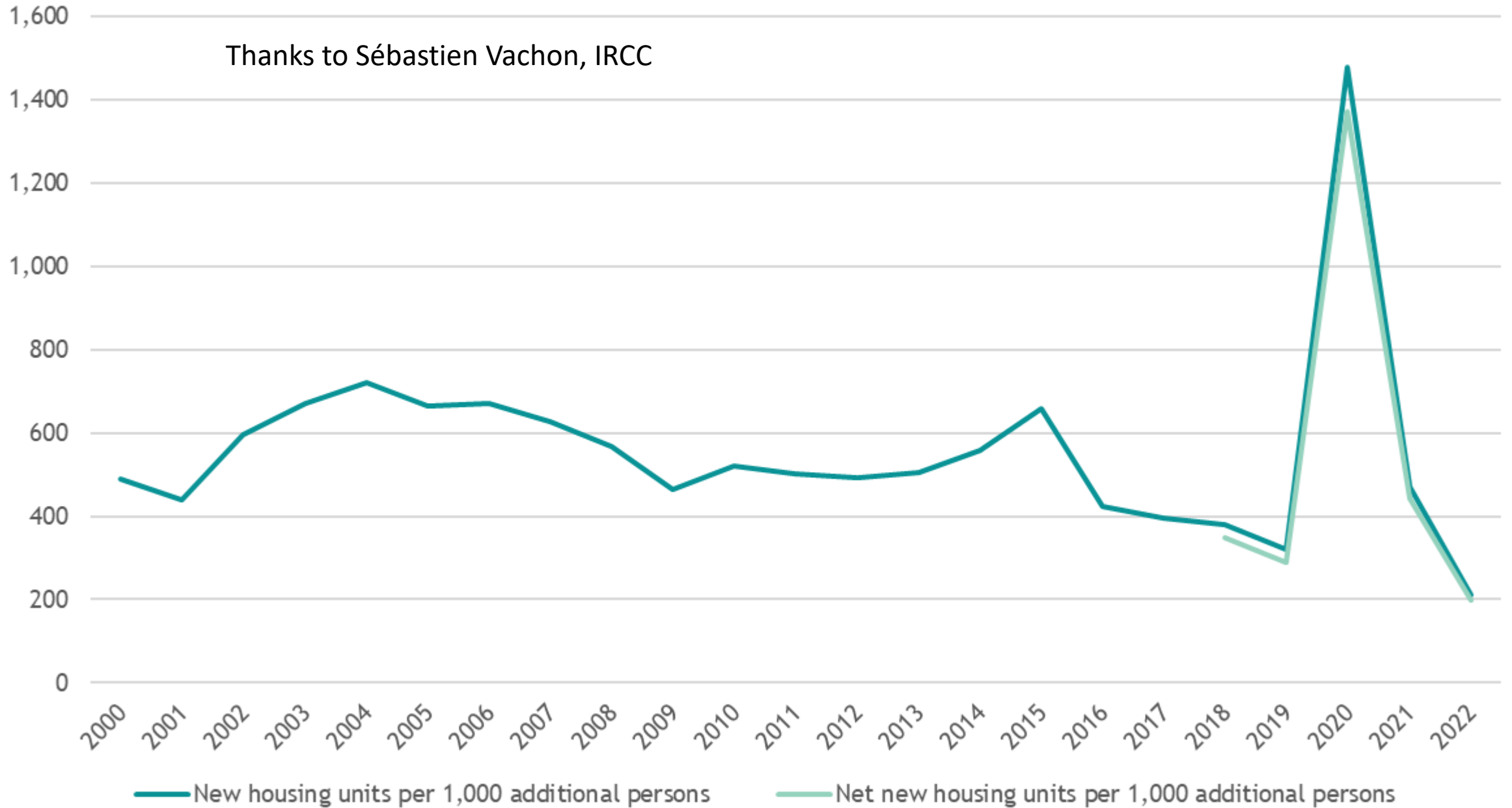
# Population growth and housing supply

Thanks to Sébastien Vachon, IRCC



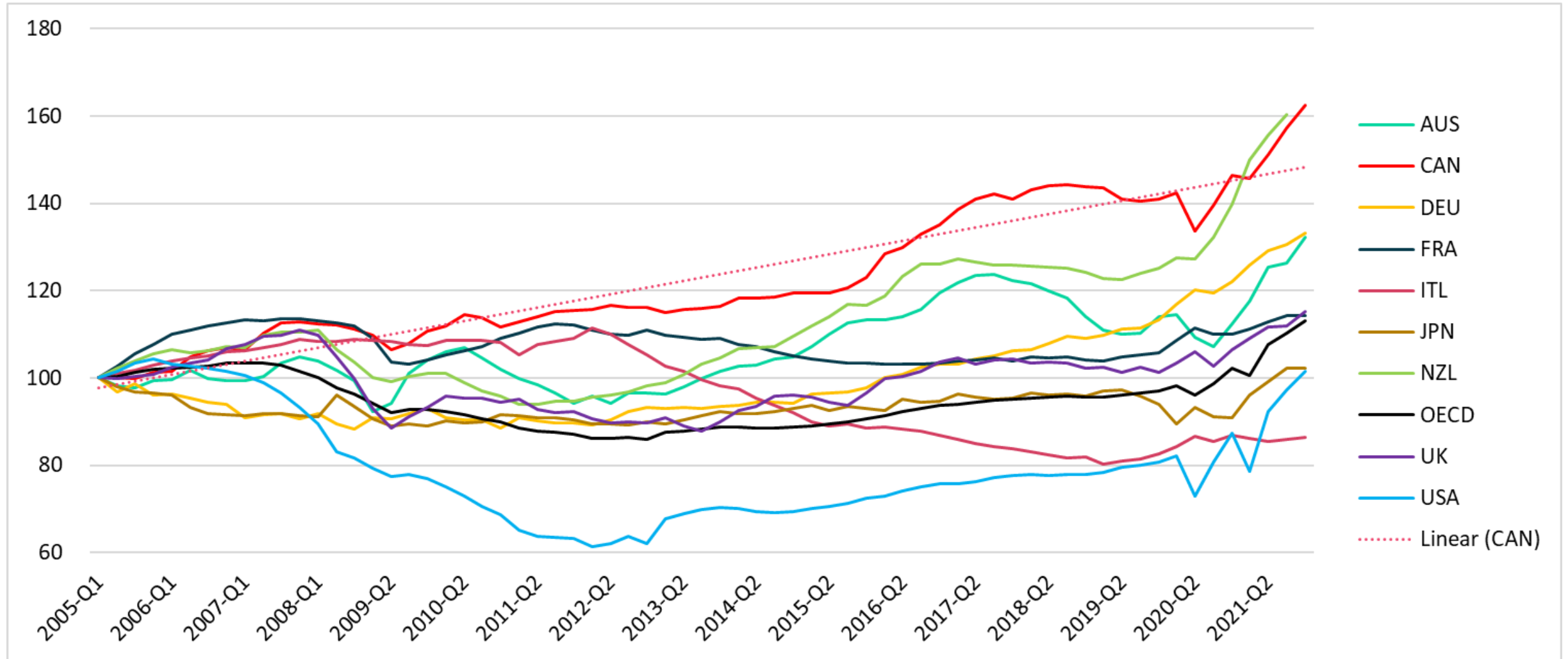
# Housing units per 1000 additional persons

Thanks to Sébastien Vachon, IRCC



# The response: Canadian housing prices in comparative context

Price To Income Ratio



# Immigrants in the housing market of Metro Vancouver

- Impact of immigrants (i.e., population growth) on housing
  - Rental market (immediate impact)
  - Affordability and suitability
  - Home ownership (some early impact but evolves over time)
- Who is affected?
  - When?

# Immigration and housing in Metro Vancouver

- Add together the newcomer (last 5 year admissions) and NPR populations
- 2016 census
  - Share of population: 7.5%
  - Share of owned dwellings: 3.9%
  - Share of rented dwellings: 13.8%

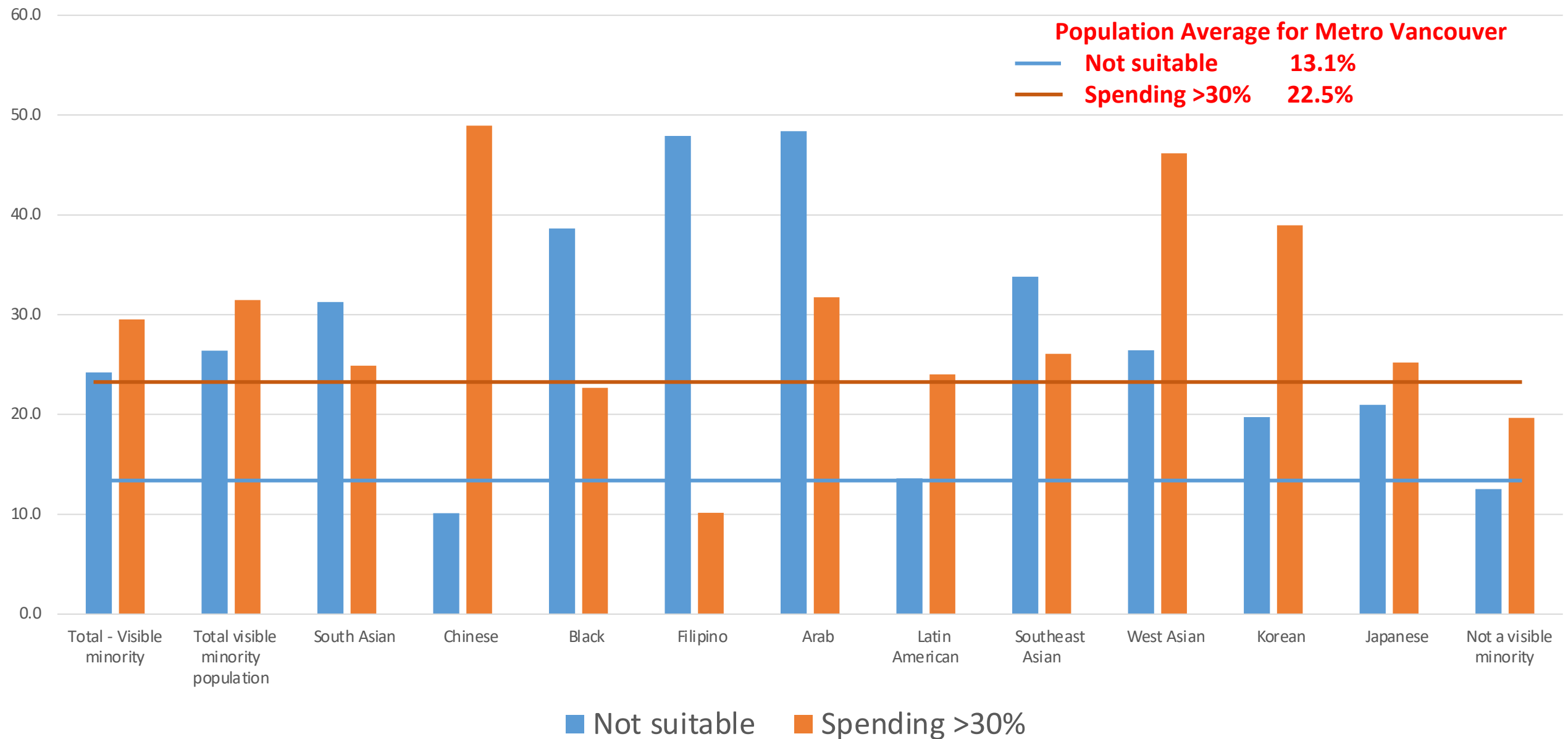
# Immigration and housing in Metro Vancouver

- Add together the newcomer (last 5 year admissions) and NPR populations
- 2016 census
  - Share of population: 7.5%
  - Share of owned dwellings: 3.9%
  - Share of rented dwellings: 13.8%
- 2021 census
  - Share of population: 14.4%
  - Share of owned dwellings: 7.9%
  - Share of rented dwellings: 25.0%
- And we know: future newcomer numbers will be larger

# Poverty rate and access to social housing

	Total	Rent Subsidized		Poverty rate (%)
		#	%	
Total	1,043,315	43,635	4.2	11.2
Non-immigrants	496,265	21,320	4.3	8.2
Immigrants	499,705	20,480	4.1	11.3
Before 1980	96,680	20,310	4.5	6.1
1991 to 2000	124,570	5,535	4.4	10.0
2001 to 2010	53,460	2,035	3.8	12.0
2011 to 2015	53,660	2,030	3.8	14.1
2016 to 2021	102,500	3,575	3.5	16.8
Immigrants 1980-2021				
Family Class	105,285	5,050	4.8	
Economic Class	252,690	6,465	2.6	
Refugee	38,425	4,345	11.3	
Non-permanent res.	47,350	1,845	3.9	42.6

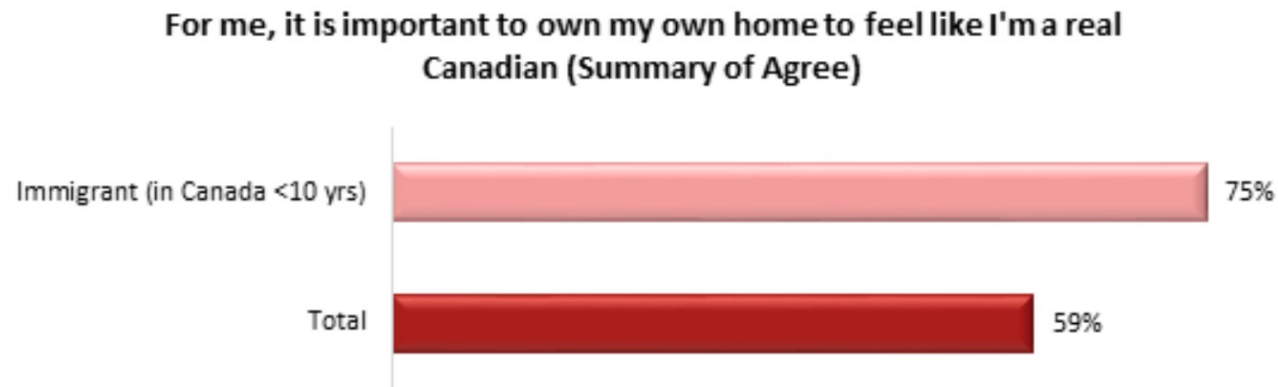
# Housing Conditions, Immigrants, 2011-2021, by Population group, Vancouver CMA, 2021





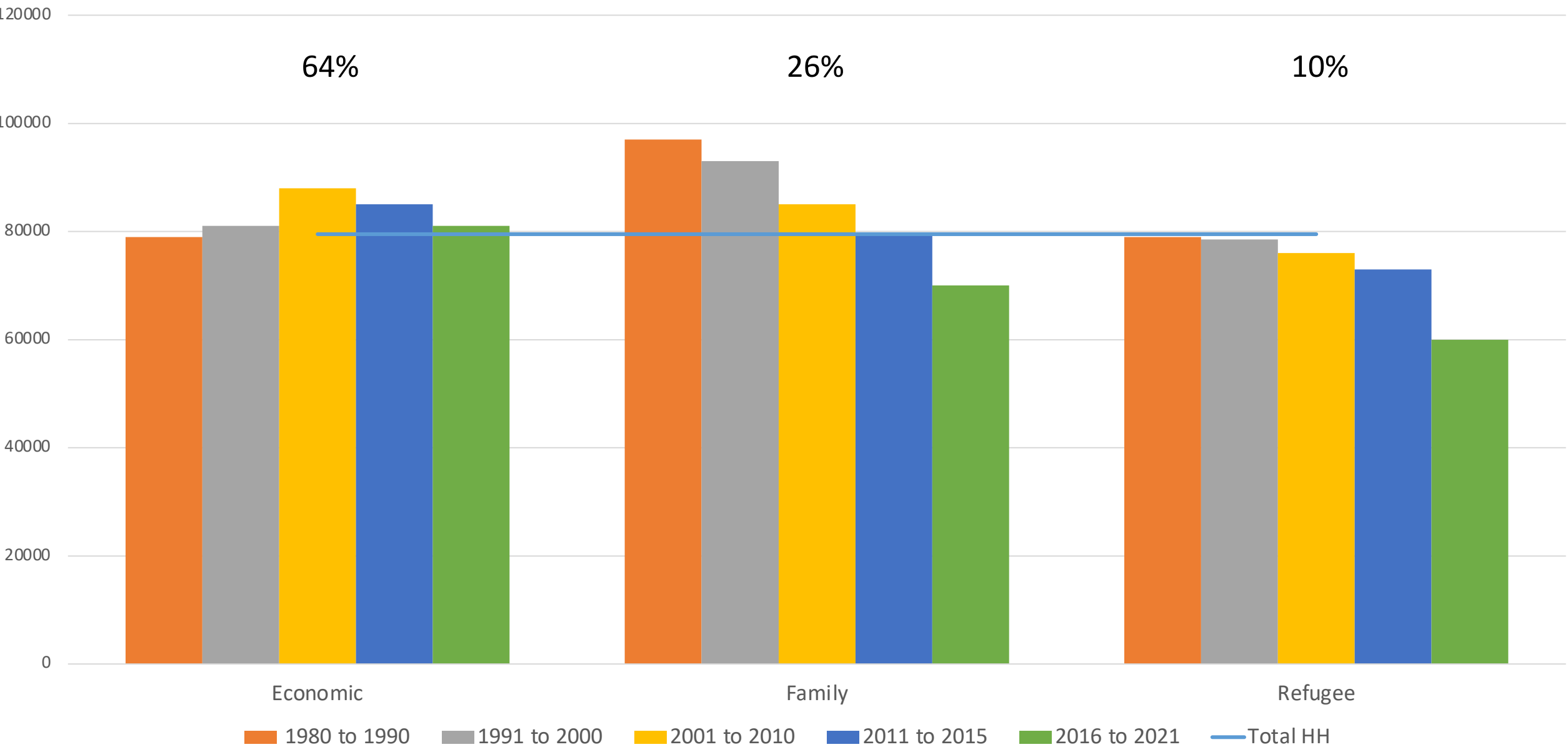
# Homeownership

- The "immigrant effect" on the housing market
  - Angus Reid survey, 2016:



- Immigrant individual earnings are below-average, but household incomes are much better (larger households)

# Median, after-tax income of households, by immigration category and admission cohort (1980-2021), Vancouver CMA, 2020





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Housing Statistics in Canada

# Residential real estate sales in 2018: Who is purchasing real estate?

by **Annik Gougeon** and **Oualid Moussouni**

Investment, Science and Technology Division

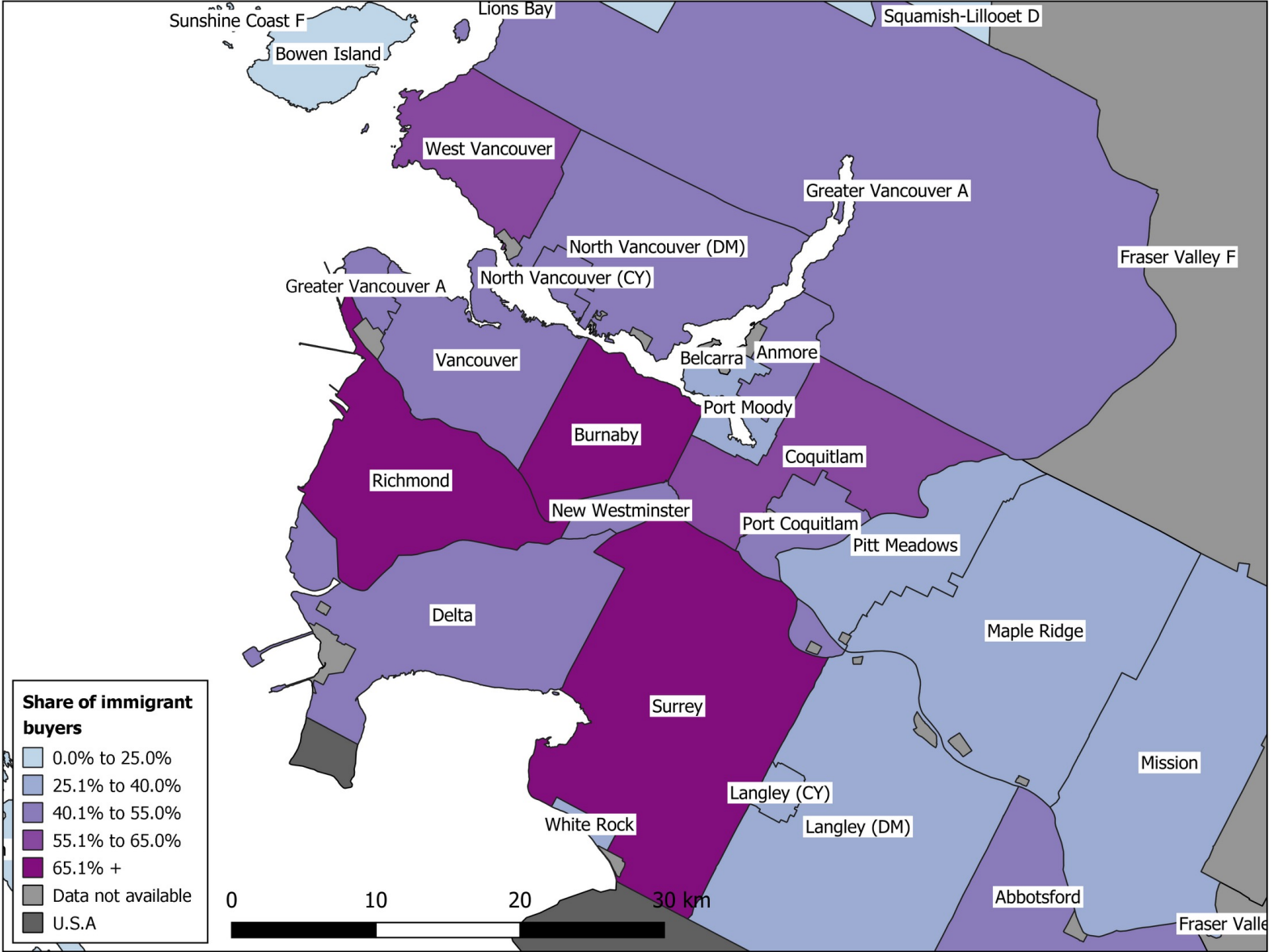
**Release Date: September 21, 2021**

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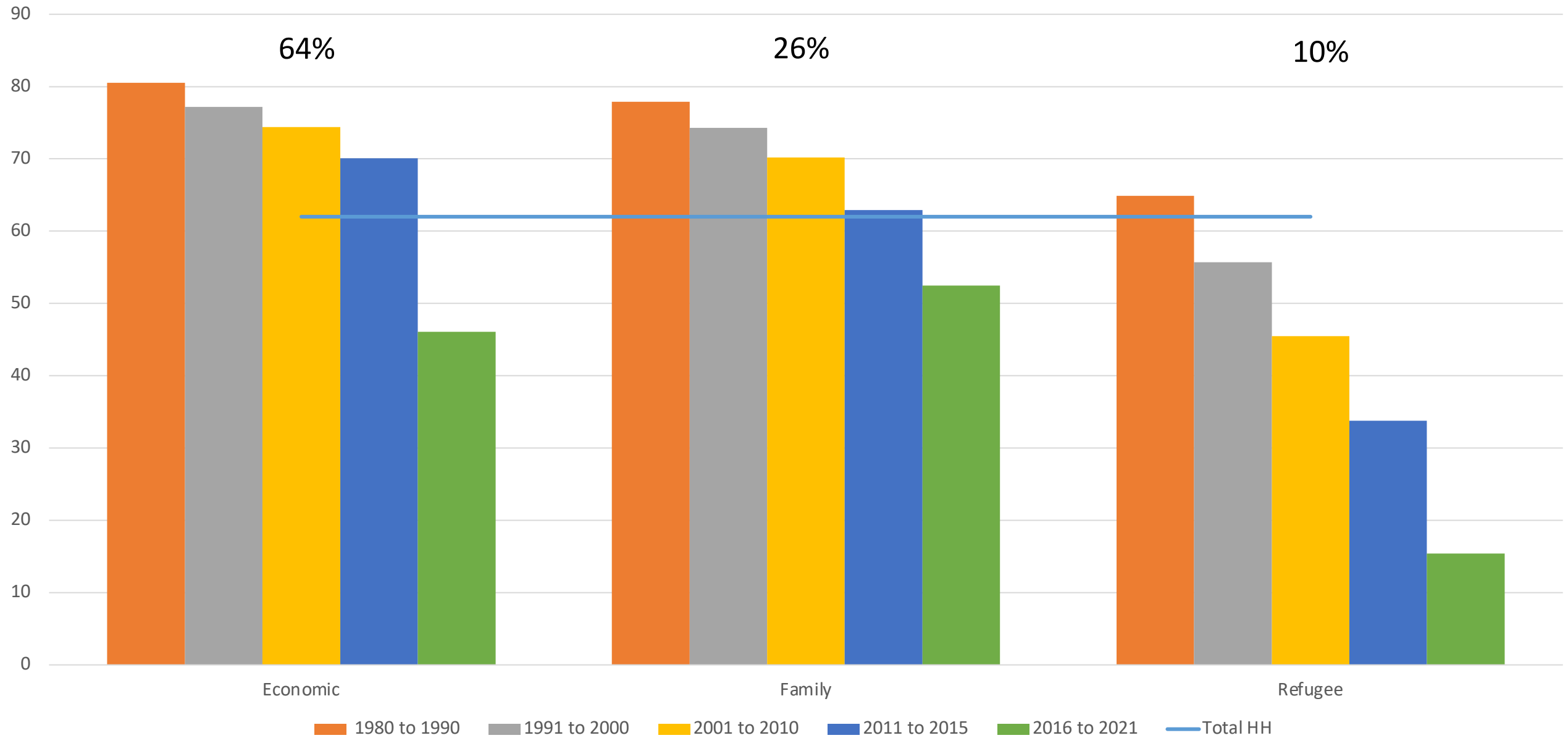
- British Columbia had a higher share of immigrant buyers (35.2%).... Immigrants represented 28.3% of the population of this province.

**Map 1**  
**Share of immigrant buyers in and surrounding the Vancouver census metropolitan area by census subdivision**



Source: Statistics Canada, Canadian Housing Statistics Program (CHSP).

# Homeownership (%), by immigration category and admission cohort (1980-2021), Vancouver CMA, 2021



# Last thought

- We are already seeing the impact of a rapid population increase, through temporary and permanent immigration, on the housing market
  - Especially the rental side, since that happens immediately
- Recall the fact that the large increase in immigration began about 8 years ago
  - The lag for immigrants to reach parity in home ownership is something like 8 years
  - This impact has not yet happened...but will start now
- Who benefits from this process?
  - Landlords and home owners

Figure 5.2  
Number of immigrants and immigration rate, Canada, 1852 to 2018

