



## Changing housing preferences & needs

Census data show that, today, proportionally fewer households are composed of a 'mom, dad and kids' family and more people are living alone, as part of a couple without children, or as part of a multigenerational family. One-person households accounted for 28.2% of all households in 2016, the highest share since 1867.

Nationally, one-person households became the **most common type of household** for the first time in 2016, surpassing couples with children, which were down from 31.5% of all households in 2001 to 26.5% in 2016. In comparison, the percentage of one-person households was 25.7% in 2001. Since 1951, the percentage of households comprised of just one person increased steadily, from 7.4% to 28.2% in 2016.

Trends in the share of couples living with or without children also reflect the growing diversity of households and families in Canada. From 2011 to 2016, the number of couples living without children rose faster (+7.2%) than the number of couples with children (+2.3%). The proportion of couples living with children has been decreasing for some time. This is mostly due to population aging. As the large baby-boom generation—people born from 1946 to 1965—grows older, more and more couples are becoming empty nesters due to their children leaving home.

	one person households	couples with children households	couples without children households	multigenerational households
Canada	28.2 %	26.5 %	25.8 %	2.9 %
Alberta	24.0 %	33.4 %	29.0 %	2.8 %
Calgary	24.5 %	35.0 %	27.0 %	3.2 %



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The changing household composition will affect the demand for different types of housing forms, especially as housing affordability becomes an issue.

In the neighbourhoods of the North Hill Communities Local Growth Planning initiative the overall population is below the peak and the occupancy rate, number of persons in a home, is lowering and the variety of housing forms is changing. Current 2018 population is 49,317, not much below the peak total, but different communities vary significantly. 2018 average occupancy rate (all housing forms) 2.16 person / unit.

Peak population (1969)     **50,515 persons**

Average occupancy rate     **3.13 persons / unit**  
(all housing forms)

In 1978 (population 45,671) there were 2867 apartment units (4252 persons at 1.48 occupancy rate), 1647 duplex units (4430 persons at 2.72 o.rate), 9248 single detached units (25,528 persons at 2.76 o.rate) and 1189 townhouse units (3412 persons at 2.87 o.rate) across the 10 communities.

In 2017 (population 47,661) there were 5936 apartment units (7609 persons at 1.28 occupancy rate), 3162 duplex units (7618 persons at 2.41 o.rate), 10,477 single detached units (23,347 persons at 2.23 o.rate) and 2475 townhouse units (5300 persons at 2.14 o.rate). across the 10 communities.

*Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017. These totals above include the full community of Thorncliffe and Greenview.*



## Changing housing preferences & needs

### Capitol Hill

Peak population (2018) **4688 persons**

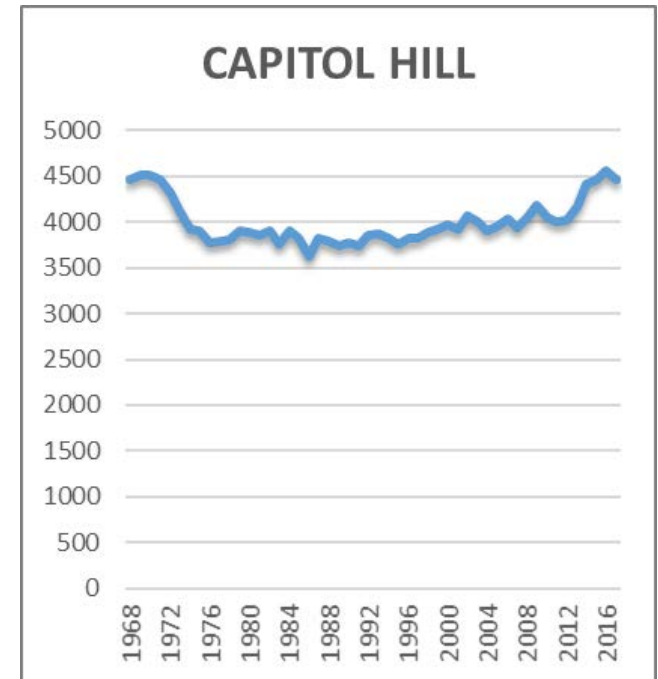
Population (2017) **4455 persons**

424 apartment units (503 persons at 1.19 occupancy rate)  
 552 duplex units (1317 persons at 2.39 o.rate),  
 887 single detached units (1898 persons at 2.14 o.rate)  
 50 townhouse units (100 persons at 2.0 o.rate)

Population (1978) **3803 persons**

268 apartment units (396 persons at 1.48 occupancy rate)  
 282 duplex units (745 persons at 2.64 o.rate),  
 705 single detached units (1707 persons at 2.42 o.rate)  
 5 townhouse units (12 persons at 2.4 o.rate)

Current population (2018) **4688 persons**



Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017.



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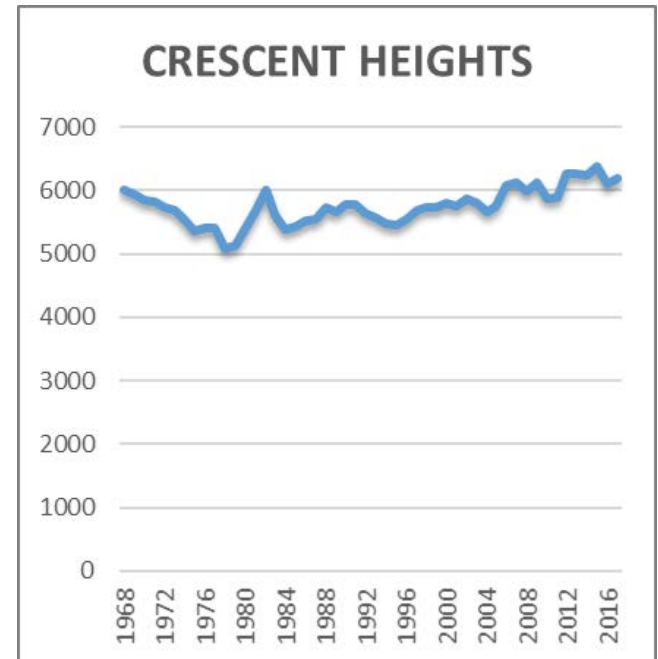
### Crescent Heights

Peak population (2018) **6598 persons**

Current population (2018) **6598 persons**

Population (2017) **6189 persons**  
 2220 apartment units (2804 persons at 1.26 occupancy rate)  
 94 duplex units (177 persons at 1.88 o.rate),  
 1129 single detached units (2409 persons at 2.13 o.rate)  
 261 townhouse units (453 persons at 1.74 o.rate)

Population (1978) **5883 persons**  
 1198 apartment units (1716 persons at 1.43 occupancy rate)  
 32 duplex units (72 persons at 2.25 o.rate),  
 1066 single detached units (2569 persons at 2.41 o.rate)  
 18 townhouse units (26 persons at 1.44 o.rate)



Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017.



## Changing housing preferences & needs

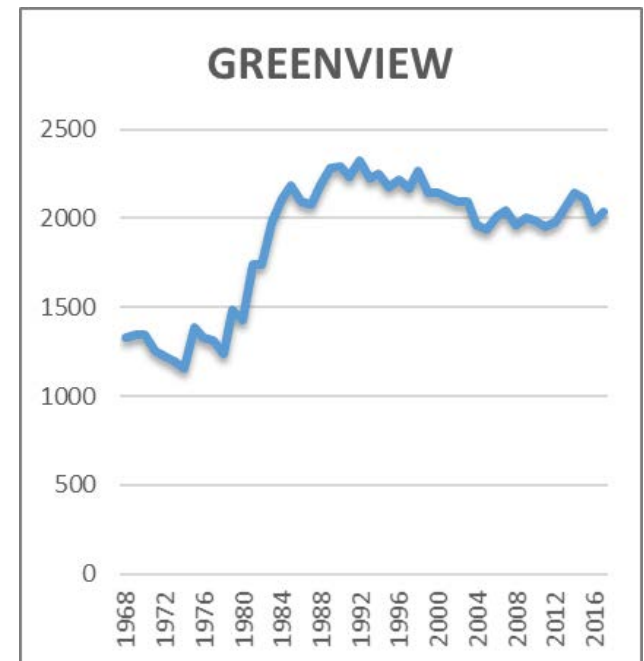
### Greenview

Peak population (1992) **2322 persons**  
 511 apartment units (799 persons at 1.56 occupancy rate)  
 28 duplex units (77 persons at 2.75 o.rate),  
 181 single detached units (492 persons at 2.72 o.rate)  
 304 townhouse units (832 persons at 2.76 o.rate)

Population (2017) **4455 persons**  
 512 apartment units (742 persons at 1.45 occupancy rate)  
 30 duplex units (59 persons at 1.97 o.rate),  
 207 single detached units (467 persons at 2.26 o.rate)  
 309 townhouse units (710 persons at 2.30 o.rate)

Population (1978) **1238 persons**  
 124 apartment units (222 persons at 3.41 occupancy rate)  
 27 duplex units (92 persons at 2.64 o.rate),  
 194 single detached units (681 persons at 3.51 o.rate)  
 123 townhouse units (163 persons at 1.33 o.rate)

Current population (2018) **1999 persons**



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### Highland Park

Peak population (1969) **4875 persons**

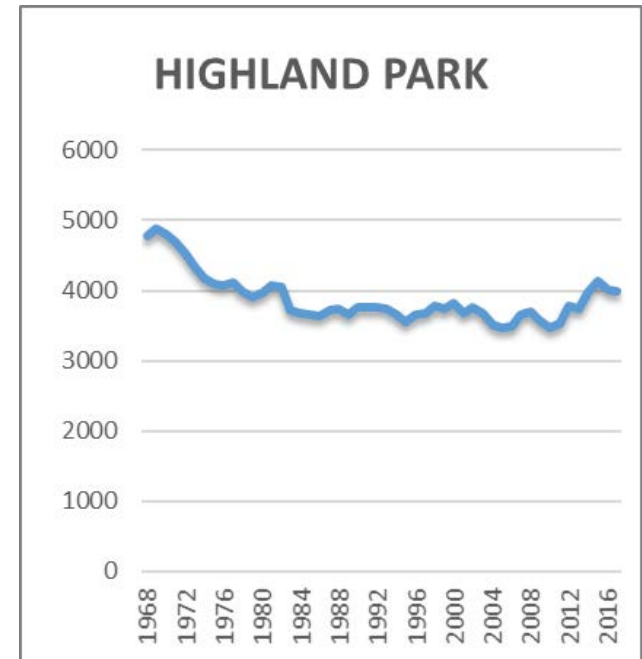
Current population (2018) **4191 persons**

Population (2017) **3997 persons**

- 524 apartment units (629 persons at 1.20 occupancy rate)
- 366 duplex units (845 persons at 2.31 o.rate),
- 843 single detached units (1851 persons at 2.20 o.rate)
- 22 townhouse units (40 persons at 1.82 o.rate)

Population (1978) **3990 persons**

- 285 apartment units (481 persons at 1.69 occupancy rate)
- 170 duplex units (441 persons at 2.59 o.rate),
- 618 single detached units (1759 persons at 2.85 o.rate)



Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017.



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### Mount Pleasant

Peak population (2018) **6001 persons**

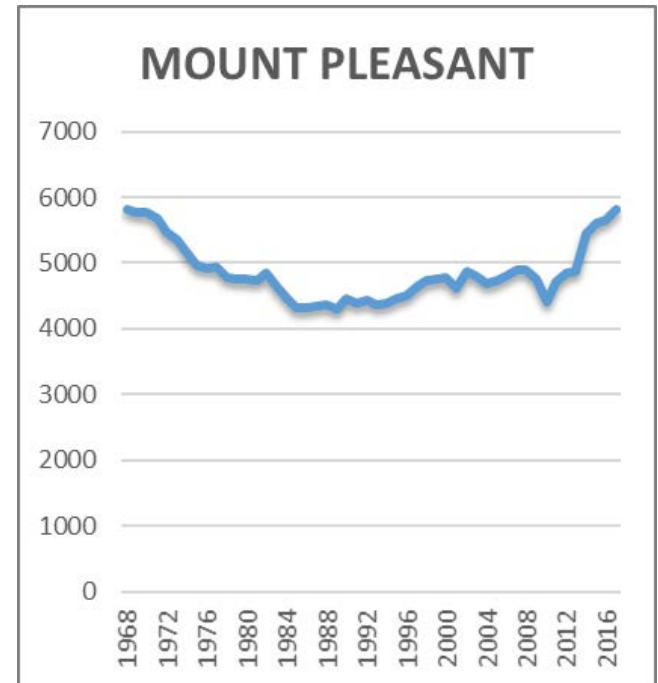
Population (2017) **5809 persons**

230 apartment units (289 persons at 1.26 occupancy rate)  
 665 duplex units (1694 persons at 2.55 o.rate),  
 1452 single detached units (3264 persons at 2.25 o.rate)  
 93 townhouse units (137 persons at 1.47 o.rate)

Population (1978) **4783 persons**

89 apartment units (153 persons at 1.72 occupancy rate)  
 146 duplex units (360 persons at 2.47 o.rate),  
 1253 single detached units (3071 persons at 2.45 o.rate)  
 4 townhouse units (0 persons at 0 o.rate)

Current population (2018) **6001 persons**



Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017.



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### Renfrew

Peak population (1968) **8019 persons**

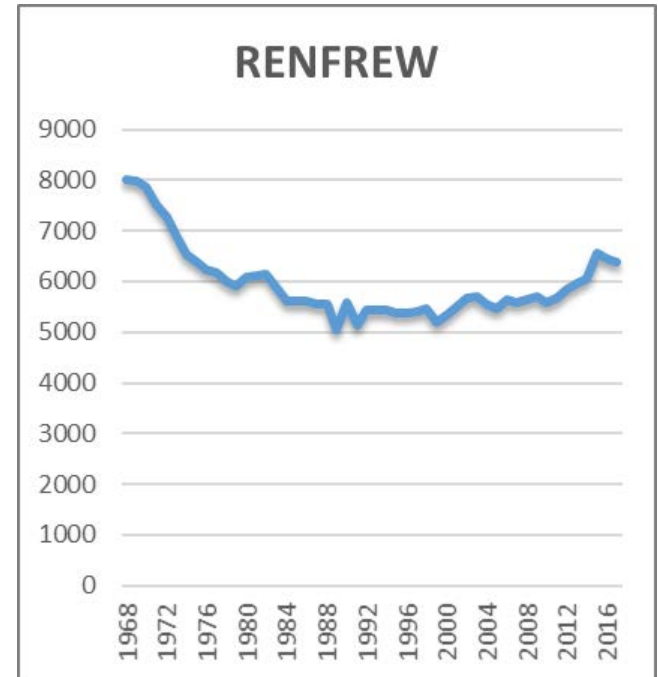
Population (2017) **4455 persons**

- 904 apartment units (1255 persons at 1.39 occupancy rate)
- 251 duplex units (558 persons at 2.22 o.rate),
- 1449 single detached units (3227 persons at 2.23 o.rate)
- 477 townhouse units (953 persons at 2.0 o.rate)

Population (1978) **6001 persons**

- 196 apartment units (295 persons at 1.51 occupancy rate)
- 243 duplex units (551 persons at 2.27 o.rate),
- 1196 single detached units (3317 persons at 2.77 o.rate)
- 185 townhouse units (580 persons at 3.14 o.rate)

Current population (2018) **6524 persons**



Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017.





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### Rosedale

Peak population (1968) **1788 persons**

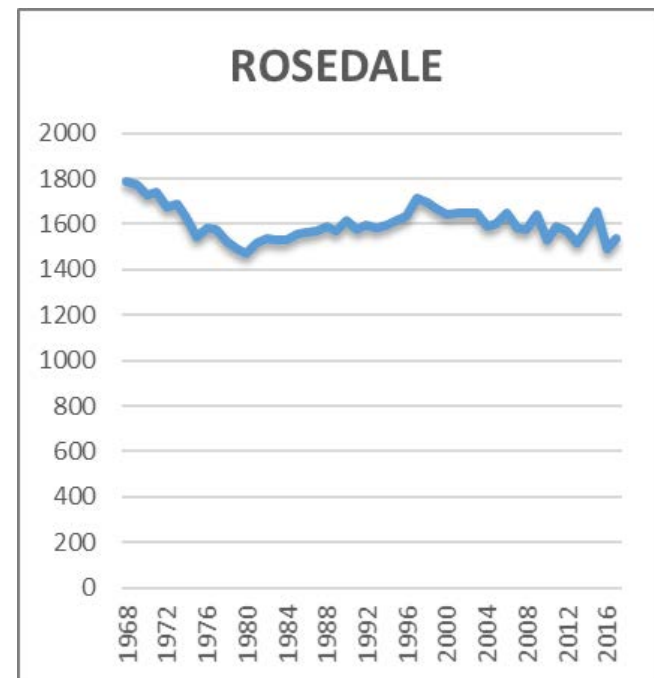
Population (2017) **1512 persons**

- 36 apartment units (46 persons at 1.28 occupancy rate)
- 0 duplex units
- 572 single detached units (1466 persons at 2.56 o.rate)
- 0 townhouse units

Population (1978) **1516 persons**

- 0 apartment
- 0 duplex units
- 564 single detached units (1400 persons at 2.48 o.rate)
- 0 townhouse units

Current population (2018) **1558 persons**



Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017.



## Changing housing preferences & needs

### Thornccliffe

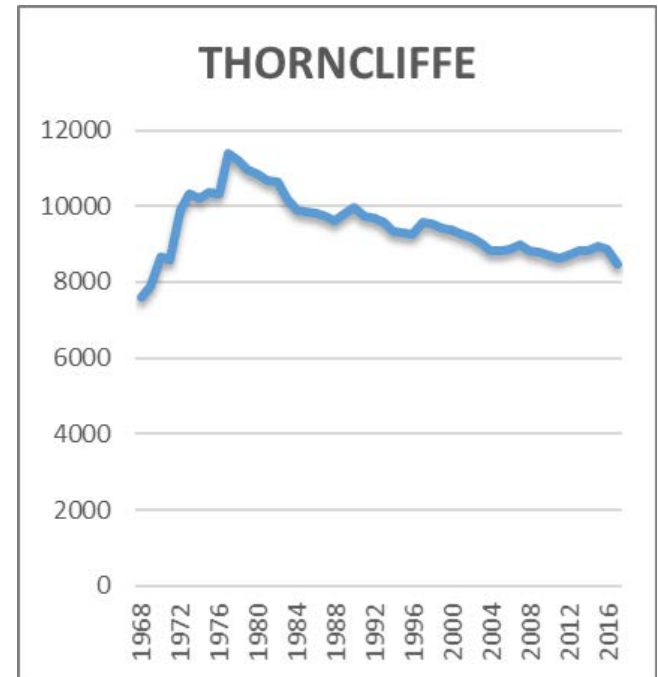
Peak population (1977) **11,379 persons**

Population (2017) **8471 persons**  
 332 apartment units (443 persons at 1.33 occupancy rate)  
 371 duplex units (955 persons at 2.57 o.rate),  
 2053 single detached units (4804 persons at 2.34 o.rate)  
 815 townhouse units (2018 persons at 2.48 o.rate)

Population (1978) **11,198 persons**

339 apartment units (489 persons at 1.44 occupancy rate)  
 357 duplex units (1180 persons at 3.31 o.rate),  
 2005 single detached units (6857 persons at 3.42 o.rate)  
 802 townhouse units (2413 persons at 3.01 o.rate)

Current population (2018) **8849 persons**



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### Tuxedo Park

Peak population (2018) **5165 persons**

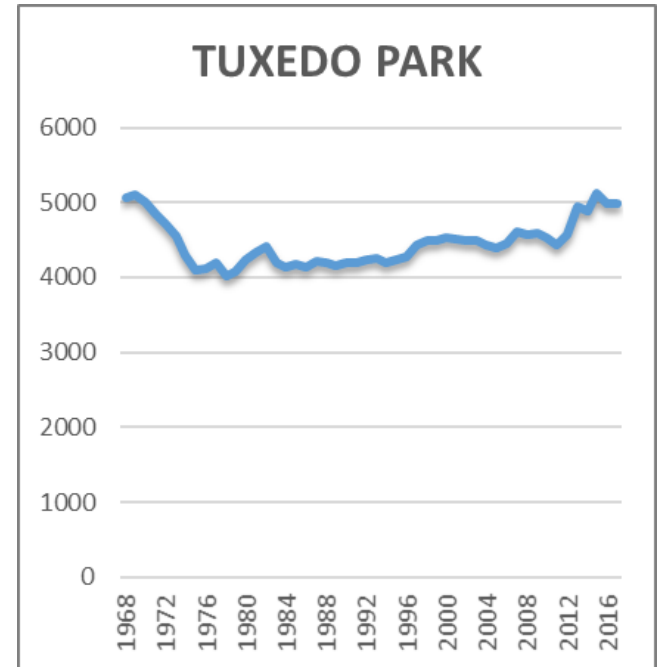
Population (2017) **4980 persons**

627 apartment units (753 persons at 1.20 occupancy rate)  
 467 duplex units (1144 persons at 2.45 o.rate),  
 1046 single detached units (2129 persons at 2.14 o.rate)  
 263 townhouse units (484 persons at 1.84 o.rate)

Population (1978) **4009 persons**

245 apartment units (379 persons at 1.55 occupancy rate)  
 172 duplex units (431 persons at 2.51 o.rate),  
 979 single detached units (2276 persons at 2.32 o.rate)  
 15 townhouse units (30 persons at 2.0 o.rate)

Current population (2018) **5165 persons**



Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017.



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### Winston Heights/Mountview

Peak population (1970) **4972 persons**

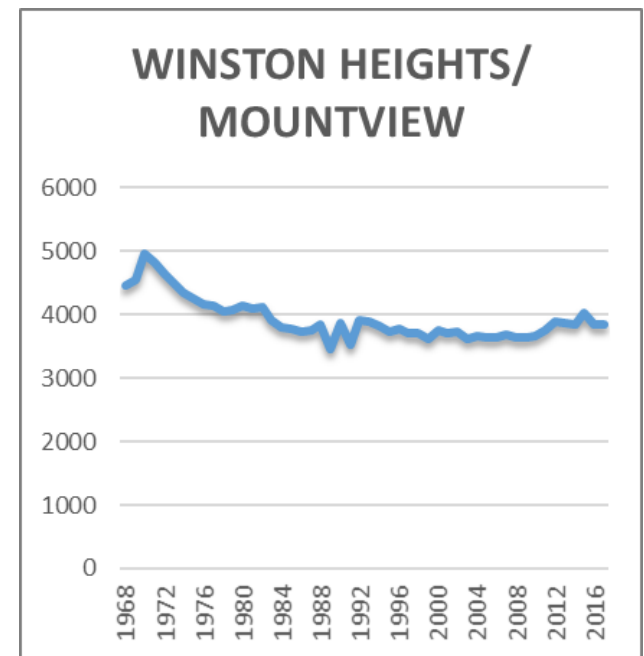
Current population (2018) **3744 persons**

Population (2017) **4455 persons**

- 127 apartment units (145 persons at 1.14 occupancy rate)
- 362 duplex units (830 persons at 2.29 o.rate),
- 839 single detached units (1832 persons at 2.18 o.rate)
- 181 townhouse units (405 persons at 2.24 o.rate)

Population (1978) **4050 persons**

- 123 apartment units (121 persons at 0.98 occupancy rate)
- 215 duplex units (594 persons at 2.76 o.rate),
- 668 single detached units (1891 persons at 2.83 o.rate)
- 59 townhouse units (214 persons at 3.63 o.rate)



Note: individual community population totals only available since 1968 and individual communities by dwelling types only available 1978 to 2017.