



## 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.*