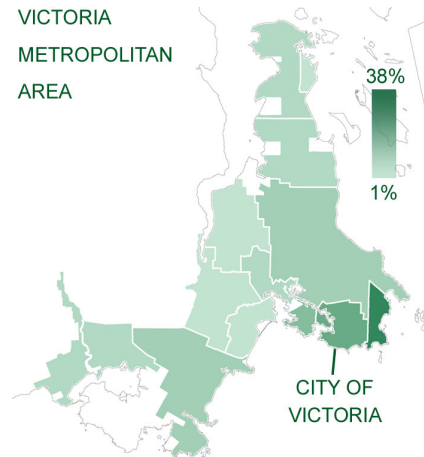
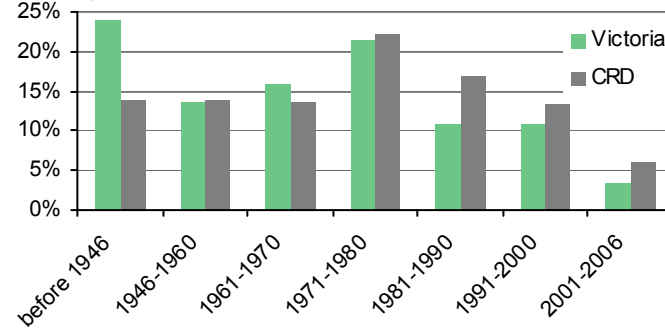


# 2.6 Age of Housing Stock



**2006 CENSUS— DWELLINGS CONSTRUCTED BEFORE 1946, SHOWN AS A PERCENT OF ALL DWELLINGS IN EACH MUNICIPALITY**  
Data Source: Statistics Canada

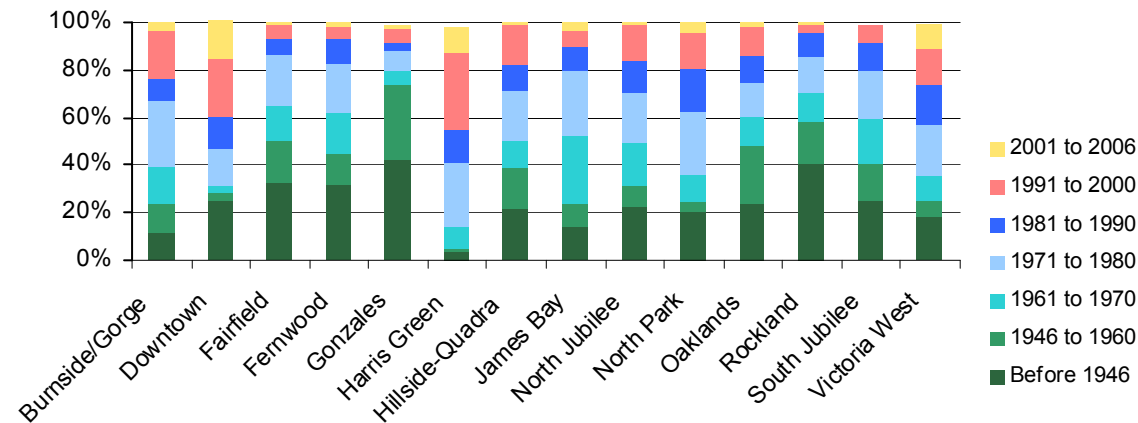
## Period of Dwelling Construction, City of Victoria & Region, 2006 Census



Despite Victoria's position as the historic heart of the region, the city's housing stock represents a diverse range of time periods. In 2006, census reporting showed that 24% of dwellings were located in buildings that were constructed prior to 1946; this contrasts with 38% and 15% respectively in the neighbouring municipalities of Oak Bay, and Esquimalt.

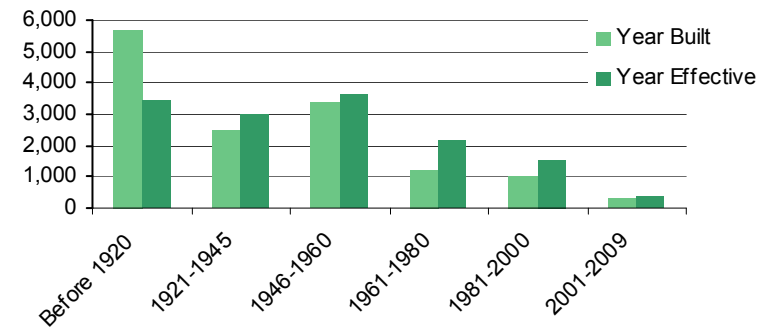
Census information also shows that while the Victoria is a mature urban area, there continues to be active development; 25% of the city dwelling units have been constructed in the period from 1981 to 2006.

## Periods of Construction across Neighbourhoods, 2006 Census



Victoria neighbourhoods show marked diversity in ages of housing, with the neighbourhoods of Gonzales and Rockland having the highest proportions of older housing stock, and the central neighbourhoods of Downtown, Harris Green, and Victoria West showing highest proportions of newer housing stock. The central neighbourhood trends are consistent with population growth and construction for their respective areas.

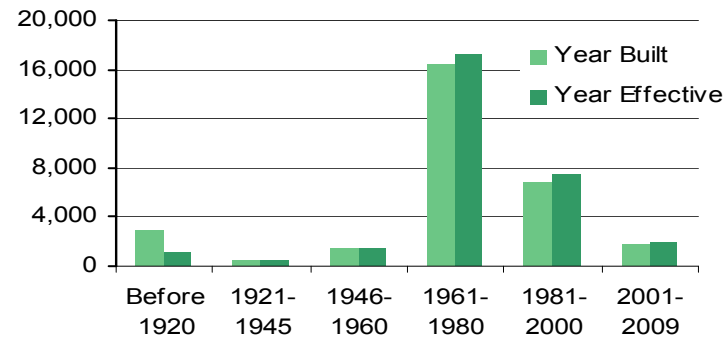
## Ground-Oriented Dwellings— Year Built and Year Effective



**UNDERSTANDING THE DATA:**  
Year Effective refers to the year in which a current actual use began.  
For example, a detached single family dwelling may have been built before 1920, but between 1961 and 1980, the house was converted to a duplex—a change of use.

Year Effective is a British Columbia Assessment Authority term for the year a during which the current actual use began. For Ground-Oriented units, comparison between Year-Built and Year-Effective show that a higher number of units in effective year groupings—this indicates that ground-oriented housing stock has had ongoing investment and change. An assumption can be made that the ground-oriented housing stock is in good condition despite the fact that considerable quantities of dwellings date back one century.

## Apartment Dwellings— Year Built and Year Effective



The majority of apartment construction occurred between 1961 and 1980. This corresponds with the various Federal housing programs that occurred during this period as well as improvements in construction technology, and an increasing scarcity of available new land for single-detached dwellings.



**RELATED SHEETS**  
1.1 POPULATION GROWTH  
2.3 HOUSING TENURE

1.2 POPULATION DENSITY

# 2.6 Age of Housing Stock

## Period of Dwelling Construction, City of Victoria & Region, 2006 Census

SOURCE: STATISTICS CANADA

### Ground-Oriented Dwellings— Year Built and Year Effective

	Year Built	Year Effective
Before 1920	5663	3454
1921-1945	2487	2974
1946-1960	3394	3626
1961-1980	1223	2195
1981-2000	1020	1513
2001-2009	348	379
unknown	73	73

SOURCE: Urban Systems, British Columbia Assessment Authority

### Apartment Dwellings— Year Built and Year Effective

	Year Built	Year Effective
Before 1920	2851	1137
1921-1945	415	534
1946-1960	1436	1417
1961-1980	16431	17237
1981-2000	6862	7527
2001-2009	1738	1881
unknown	1223	1223

SOURCE: Urban Systems, British Columbia Assessment Authority

### Periods of Construction across Neighbourhoods, 2006 Census

	Victoria	Burnside/ Gorge	Downtown	Fairfield	Fernwood	Gonzales	Harris Green	Hillside-Quadra	James Bay	North Jubilee	North Park	Oaklands	Rockland	South Jubilee	Victoria West
Before 1946	9,985	320 11%	230 26%	2,165 33%	1,600 32%	715 42%	40 3%	790 22%	940 14%	365 23%	410 20%	700 23%	775 41%	340 25%	590 19%
1946 to 1960	5,735	340 12%	25 3%	1,160 17%	655 13%	545 32%	15 1%	630 17%	635 9%	145 9%	95 5%	735 25%	335 18%	195 15%	200 6%
1961 to 1970	6,630	430 15%	25 3%	985 15%	885 18%	110 6%	115 10%	440 12%	1,890 28%	290 18%	245 12%	385 13%	245 13%	260 19%	325 10%
1971 to 1980	8,970	790 28%	145 16%	1,410 21%	995 20%	135 8%	320 27%	765 21%	1,865 28%	345 21%	530 26%	410 14%	280 15%	275 21%	690 22%
1981 to 1990	4,550	255 9%	120 13%	490 7%	570 11%	65 4%	155 13%	390 11%	675 10%	220 14%	375 18%	345 12%	200 10%	150 11%	540 17%
1991 to 2000	4,500	545 20%	220 24%	340 5%	235 5%	90 5%	390 33%	615 17%	475 7%	245 15%	325 16%	365 12%	65 3%	100 7%	475 15%
2001 to 2006	1,325	95 3%	140 16%	70 1%	105 2%	40 2%	135 11%	40 1%	215 3%	10 1%	80 4%	55 2%	15 1%	0 0%	320 10%
Total number of occupied private dwellings by period of construction	41,705	2,785 100%	900 100%	6,630 100%	5,045 100%	1,710 100%	1,185 100%	3,670 100%	6,695 100%	1,620 100%	2,060 100%	2,995 100%	1,910 100%	1,335 100%	3,155 100%

SOURCE: STATISTICS CANADA

**Period of Construction** - Refers to the period in time during which the building or dwelling was originally constructed. Includes data up to May 16, 2006.

Source: Statistics Canada

**Year Built**—Year of Construction  
Source: BC Assessment Authority

**Year Effective**—Year Current Actual Use Began  
Source: BC Assessment Authority