

**IMMIGRANTS' HOUSING  
CHOICES, 1991:  
BACKGROUND REPORT**

Prepared for:

Research Division  
Canada Mortgage and Housing Corporation  
700 Montreal Road  
Ottawa, Ontario  
K1A 0P7

CMHC Project Manager: Roger Lewis

Prepared by:

Lapointe Consulting Inc.  
With Robert A. Murdie, York University

Lapointe Consulting Project Manager: Linda Lapointe

October, 1995

This study was conducted for Canada Mortgage and Housing Corporation under Part IX of the National Housing Act. The analysis, interpretations and recommendations are those of the consultant and do not necessarily reflect the views of Canada Mortgage and Housing Corporation or those divisions of the Corporation that assisted in the study and its publication.

---

## ABSTRACT

---

This report describes differences in housing choices of immigrants and non-immigrants in Canada and in Montreal, Toronto, and Vancouver. It also compares the housing choices of non-permanent residents to those of immigrants and non-immigrants. Based on an analysis of unpublished 1991 Census data, focus group discussions, and a review of literature, it updates a previous study completed for CMHC using 1986 Census data. The report focuses on age-specific average household sizes and household headship rates, as well as tenure and dwelling type choices. In addition, it also explores how immigrant housing choices vary by factors such as place of birth, period of immigration, and income, and includes a multivariate analysis of tenure choice. An assessment is made of the implications of identified differences in immigrant and non-immigrant choices for long-term projections of household growth.

The study confirms some of the main findings of the previous study. The report concludes that housing is an important element in the integration of immigrants into Canadian society and that most immigrant groups have a strong attachment to owning their dwelling. Over time, headship and ownership rates of immigrants become more and more similar to those of non-immigrants. Eventually, immigrant ownership rates exceed those of non-immigrants for most age groups. Housing tenure is strongly related to income, household type, age of the household maintainer, place of birth, and period of immigration. The study finds that utilizing a projection methodology that accounts for differences in immigrant and non-immigrant housing choices does not result in major differences in projected household growth over the long-term.

## **ACKNOWLEDGEMENTS**

The consulting team wishes to acknowledge the assistance of the Canada Mortgage and Housing Research Division in preparing this report. In particular, we appreciated the thoughtful and efficient project management provided by Roger Lewis throughout the study process.

The team would also like to thank those individuals who participated without remuneration in the focus group discussions in Toronto, Vancouver and Montreal. We would like to thank David Hulchanski of the University of Toronto School of Social Work for organizing a session with the research group, Housing Experiences of New Canadians. As well, we wish to extend our gratitude to Anne Marie Séguin of the Université du Québec's INRS–Urbanisation for arranging for a facility in which to hold the focus group in Montreal. Thanks are also due to Suzanne and Yolande Gaulin for translating the recruitment letters into acceptable written French.

In addition to the two principal researchers, Linda Lapointe, Lapointe Consulting, and Robert Murdie, York University, we also were assisted in this project by Carlos Teixeira and John Meligrana who organized the Montreal and Vancouver focus groups respectively and who identified relevant literature for those two market areas.

Imam Ibrahim provided invaluable assistance by manipulating the census data so that it could be analyzed and preparing the graphics for this report. Roman Kanarski provided technical assistance for the multivariate analysis conducted by Bob Murdie.

---

## EXECUTIVE SUMMARY

---

### INTRODUCTION

Lapointe Consulting, with Robert A. Murdie, York University, was commissioned by Canada Mortgage and Housing Corporation (CMHC) to undertake a study of the household formation patterns and housing choices of immigrants. This report, using 1991 census data, updates and extends a previous first study based on 1986 census data (Clayton, 1994).

As a result of declining fertility rates and the general aging of the population, immigration has become a key source of population growth, and CMHC has identified immigrants' household and housing patterns as a major area of interest.

### STUDY OBJECTIVE

The primary objective of the study is to document the differences in living arrangements and housing choices between immigrants and non-immigrants in 1991, and to compare these findings with those observed in the earlier study. The analysis is undertaken for Canada as a whole and for the Montreal, Toronto and Vancouver Census Metropolitan Areas (CMA's). The study seeks to develop a better understanding of the factors underlying housing choices.

### METHODOLOGY

The analysis was based primarily on custom crosstabulations from Statistics Canada. As well, four focus groups were held with representatives of various immigrant groups in each of Montreal, Toronto and Vancouver in May and June, 1994, and a literature review was conducted. A multivariate analysis was utilized to determine the relative importance of underlying variables in explaining differences in ownership rates of immigrants and non-immigrants, holding other variables constant.

### IMMIGRANT CHARACTERISTICS

- While immigration from Europe has declined, immigration from Asia, Central America, Africa and the Caribbean and Bermuda has increased. Asian immigrants now account for approximately half of all recent immigrants to Canada. Currently, approximately one in six Canadians are immigrants.
- Immigrants tend to be older than non-immigrants because children born in Canada to immigrants are classified as non-immigrants. Recent immigrants have a similar age profile to non-immigrants.
- Households headed by immigrants tend to be larger than those headed by non-immigrants – reflecting more families with children and greater sharing of accommodation with relatives/friends. Immigrant households with maintainers from Asia, particularly South East Asia, have the largest households.

- 
- Immigrant household incomes are generally higher than those of non-immigrant households across Canada – mainly due to the concentration of immigrants in the three CMA's, where incomes tend to be higher than in the rest of Canada. In Montreal and Toronto, immigrant household incomes are lower than those of non-immigrants while in Vancouver, they are almost identical.
  - While household incomes of recent immigrants are relatively low, after 10 to 15 years, immigrant household incomes match those of non-immigrants and subsequently, start to exceed them. For some immigrant groups, the transition takes longer.

## HOUSEHOLD HEADSHIP RATES

- The findings from the 1991 census data confirmed the major findings and patterns observed using 1986 census data (Clayton, 1994), i.e., that immigrants tend to have lower headship rates than non-immigrants and that the longer immigrants live in Canada, the more their headship rates approximate those of non-immigrants. The lower headship rates of immigrants reflect generally larger household sizes and the lower likelihood of being in non-family households.
- Immigrants from Europe, Africa, Central and South America and from the Caribbean and Bermuda generally have higher headship rates than those from Asia.
- A similar pattern of headship rates prevailed in 1991 as in 1986, although the headship rates of some age groups were lower in 1991 – perhaps due to inflation in housing costs and decreased employment opportunities over the five year period. Headship rates for recent immigrants in Canada and the three CMA's are higher for many age groups in 1991 compared to 1986 – possibly reflecting more affluence among the most recent wave of immigrants.

## TENURE PATTERNS

- Immigrants from most ethnic/cultural backgrounds have a strong preference for owning their dwelling although some groups have a stronger preference than others (e.g., Italians, Portuguese and some Asian groups). Immigrant ownership rates match those of non-immigrants within 10 to 15 years of residence in Canada for most age groups. After this period, ownership rates of immigrants begin to exceed those of non-immigrants, confirming the findings based on the 1986 Census (Clayton, 1994).
- Nationally, immigrant households maintained by young adults (25–34 years) have lower ownership rates than non-immigrants while those maintained by individuals 35–44 years have marginally lower propensities. Where households are maintained by persons over 45 years, immigrant ownership rates exceed those of non-immigrants.
- In Toronto, ownership propensities of immigrants are higher than those of non-immigrants in middle aged and older age groups, whereas in Vancouver, immigrant ownership propensities are higher than non-immigrants for households headed by all age groups up to 65+ years. Montreal has the lowest ownership propensities of all three CMA's among both immigrant and non-immigrant households.

- 
- Among family households, a different pattern of ownership emerges than among all households. Nationally, immigrant and non-immigrant family households have similar ownership propensities, i.e. about three quarters are owners. However, among families headed by immigrants in the prime home buying age – 25 to 34 and 35 to 44 years – the ownership level of immigrants is lower than that of non-immigrants. In all other age groups, ownership rates are virtually identical at the national level.

### **Tenure Patterns of Recent Immigrants**

- Nationally, the ownership rates of recent immigrants remained at the same level in 1991 as in 1986 (31%) – well below that of all immigrants. In Vancouver, ownership rates of recent immigrants increased from 38% in 1986 to 51% in 1991 – reflecting increases in Hong Kong immigrants in the investor and entrepreneurial class.

### **Major Differences in Tenure Preferences Depending Upon Place of Birth**

- There are major differences in ownership rates by place of birth. Europeans and Rest of Asians have the highest ownership levels – both are higher than non-immigrants. When period of immigration is controlled, immigrants from the Rest of Asia have higher ownership rates than Europeans. Households headed by immigrants from South East Asia and Africa have similar ownership propensities – lower than those of non-immigrant households. The lowest ownership rates are exhibited by households headed by immigrants from Central and South America and the Caribbean and Bermuda – to some extent due to higher proportions of single parent and single person households in these groups.

### **Variables Affecting Tenure**

- A multivariate analysis was used to determine the impact of a series of explanatory variables on tenure choice, holding other variables constant. Based on the multivariate analysis, five factors are strongly related to owning a dwelling: age of household head, household income, household type, place of birth, and period of immigration. Many of the results confirm the findings of the more descriptive analysis provided in the text.
- Although income appears to be a generally good predictor of home ownership, it is clearly not the only one. For example, some immigrant groups with low household incomes have higher ownership rates (e.g., recent immigrants to Vancouver) while some groups with high incomes have lower ownership rates than other immigrant groups.
- It may be that capital is more critical than income in determining ownership rates among immigrants. Immigrants in the investor/entrepreneurial category often have sufficient capital to purchase upon arrival in Canada. Other immigrants are able to accumulate capital the longer they are in Canada and will use other strategies such as renting out a part of their home and/or living in extended families. As well, attitudes and values play an important role in determining tenure preferences.

---

## Dwelling Type Preferences

- Households headed by immigrants are less likely to live in single detached dwellings and more likely to live in apartments and other multiples than households headed by non-immigrants. The likelihood of households headed by immigrants living in single detached dwellings increases with the length of time in Canada, a pattern which is consistent with gradually increasing rates of ownership and the movement of many immigrant groups to suburban areas after they have lived in inner cities for some time. European immigrant households have single detached dwelling propensities similar to those of non-immigrant households.
- To some extent, dwelling type preferences reflect either the stock of housing available in immigrant reception areas or the tenure type which immigrants can afford.
- Duplexes provide opportunities for renting out a part of the home to friends, relatives or strangers to offset carrying costs and are quite popular in Montreal.

## Recent Immigrant Patterns

- The lowest single detached dwelling rates (for owners and renters combined) are among recent immigrants. For example, across Canada, twenty-five percent (25%) of recent immigrant households live in single detached dwellings compared to 53% of all immigrant households. The lowest proportion of recent immigrant households living in single detached dwellings is in Montreal followed by Toronto. In Vancouver, a much higher proportion of recent immigrants live in single detached dwellings – 43% of recent immigrants compared to 53% of all immigrants (although non-family households predominantly live in apartment condominiums).
- In Canada as a whole, the proportion of recent immigrants living in single detached dwellings is generally at the same level in 1991 as in 1986 (actually one percentage point lower). However, in Montreal, propensities are slightly higher in 1991 than 1986 and in Toronto they are lower – most likely reflecting changes in housing market conditions (lower prices in Montreal and higher prices in Toronto during this period). In Vancouver, despite the rising costs of housing, the proportion of recent immigrants living in single detached dwellings has increased between 1986 and 1991.
- Affordable ground-oriented dwellings such as townhouses were seen as an acceptable alternative to single detached dwellings in the Vancouver focus group.

## Other Housing Features

- Housing concerns raised in the focus groups included: the need for more flexibility in designing, planning and regulating housing to take into account diverse household types (e.g., the extended family) and larger households; the importance of outdoor living spaces to immigrants from tropical countries; the importance of basements for entertaining for some groups (e.g., Caribbeans and Portuguese) and for self-employment activities (e.g., to operate a home-based business or to do contract work such as sewing); and, improved soundproofing in multi-unit structures in Montreal.



- 
- More support to co-operatives was advocated in the focus groups, particularly by certain groups used to this way of living, e.g., Latin Americans. Other suggestions for increasing access to home ownership were building co-operatives, equity co-operatives and rent-to-own financing.

### **Non-Permanent Residents**

- Non-permanent residents have generally lower headship rates and ownership rates than immigrants. Most non-permanent residents rent and live in apartments, although a surprisingly large proportion of younger non-permanent residents own their own dwelling. Non-permanent residents have headship, tenure and dwelling type preferences that most resemble those of recent immigrants.

### **Implications of Differences in Headship, Tenure and Housing Propensities For Potential Housing Demand Projection Model**

- Based on the research in this study, there is no strong evidence for changing the Potential Housing Demand Projection Model. Using more detailed projection methodologies in which differences in headship, tenure and dwelling type propensities were utilized for immigrants and non-immigrants, did not result in major differences to overall housing demand over the long term.

### **CONCLUSION**

Household patterns and housing choices of immigrants are the result of a multitude of factors. They also reflect the process by which immigrants become integrated into the receiving society. The longer immigrants are here, the more they are able to participate in society – buying a home represents a tangible measure of this integration. Immigrants have different incomes, capital resources and access to community supports and networks. They also need varying amounts of time to participate fully in the local economy. The majority of immigrants have a strong commitment to ownership as reflected in their increasing ownership rates over time. Immigrants often find that planning regulations and housing design do not take into account their values and preferences.

## TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b> .....	<b>1</b>
1.1.	Background .....	1
1.2	Study Objectives .....	1
1.3	Methodology .....	2
1.4	Variables Used and Definitions .....	3
1.5	Study Limitations .....	7
1.6	Report Format .....	7
<b>2.0</b>	<b>TRENDS IN IMMIGRATION POLICY AND OVERVIEW OF IMMIGRANT CHARACTERISTICS</b> .....	<b>9</b>
2.1	Immigration Policy .....	9
2.2	General Trends .....	13
2.3	Socio-Economic Characteristics .....	15
<b>3.0</b>	<b>LITERATURE REVIEW</b> .....	<b>16</b>
3.1	Introduction .....	16
3.2	Immigrants and Housing Choices: A Theoretical Perspective .....	17
3.2.1	Major Factors Affecting Housing Tenure .....	17
3.2.2	A Housing Careers Perspective .....	17
3.3	Specific Findings From the Literature .....	18
3.3.1	Household Size and Headship Rates .....	18
3.3.2	Housing Tenure and Type Selection Patterns .....	19
3.3.3	Effect of Intervening Variables .....	21
3.3.4	Changes in Housing Preferences Over Time .....	22
3.3.5	Comparison of the Findings with Other Countries .....	23
3.4	Summary and Conclusions .....	24
<b>4.0</b>	<b>FOCUS GROUPS</b> .....	<b>27</b>
4.1	Introduction .....	27
4.2	Major Findings .....	27
4.2.1	Toronto Focus Group .....	28
4.2.2	Vancouver Focus Group .....	31
4.2.3	Montreal Focus Group .....	35
4.3.	Summary and Conclusions .....	38
<b>5.0</b>	<b>PROFILE OF IMMIGRANTS IN 1991</b> .....	<b>43</b>
5.1	Introduction .....	43
5.2	Overview .....	43
5.3	Socio-Demographic Characteristics .....	49
5.3.1	Age Distribution .....	49
5.3.2	Living Arrangements .....	51
5.3.3	Household Size .....	53
5.3.4	Household Type .....	57

<b>6.0</b>	<b>HOUSEHOLD MAINTAINER STATUS</b>	<b>63</b>
6.1	All Households	63
	6.1.1. Canada-wide Patterns	63
	6.1.2 CMA Variations	71
	6.1.3 Comparison of Headship Rates in 1986 and 1991	73
6.2	Family Headship Rates	75
6.3	Non-Family Headship Rates	77
6.4	Summary	77
<b>7.0</b>	<b>TENURE PROPENSITIES</b>	<b>81</b>
7.1	Ownership Propensity of Immigrants and Non-Immigrants	81
	7.1.1 All Households	81
	7.1.2 Family Households	95
	7.1.3 Non-family Households	97
7.2.	Differences in Tenure Patterns Based on Place of Birth	99
	7.2.1 All Households	99
	7.2.2 Family Households	105
	7.2.3 Non-Family Households	107
7.3	Household Income as a Factor in Tenure	109
	7.3.1 Immigrant Income Patterns	109
	7.3.2 Family and Non-Family Household Incomes	110
	7.3.3. Income Patterns in Toronto, Vancouver and Montreal	111
	7.3.4 Differences in Incomes of Immigrants and Non-immigrants Based on Tenure	111
7.4	Summary	114
<b>8.0</b>	<b>DWELLING TYPE PREFERENCES</b>	<b>117</b>
8.1	Differences Between Immigrants and Non-Immigrants	117
	8.1.1 Dwelling Types Preferences For All Households (Owners and Tenants)	117
	8.1.2 Recent Immigrants	119
	8.1.3 Dwelling Types Preferences For Owner Households	123
	8.1.4 Dwelling Types Preferences For Tenant Households	131
8.2	Differences by Place of Birth	133
8.3	Summary and Conclusions	134
<b>9.0</b>	<b>NON-PERMANENT RESIDENTS</b>	<b>137</b>
9.1	Headship Rates	137
9.2	Household Type	140
9.3	Tenure	143
9.4	Dwelling Type	147
9.5	Summary	149

<b>10.0</b>	<b>IMMIGRANTS AND TENURE DIFFERENTIALS: A MULTIVARIATE STATISTICAL PERSPECTIVE</b>	<b>150</b>
10.1	Introduction	150
10.2	Logistic Regression Analysis	151
10.3	The Analyses	153
10.4	The Results	154
10.4.1	Total Household Data Set	154
10.5	Summary	161
<b>11.0</b>	<b>IMPLICATIONS OF DIFFERENCES IN IMMIGRANT AND NON- IMMIGRANT HEADSHIP AND OWNERSHIP RATES FOR THE POTENTIAL HOUSING DEMAND PROJECTION MODEL</b>	<b>172</b>
11.1	Introduction	172
11.2	Methodology	173
11.2.1	Alternative Projection Methodologies	173
11.3	Results	175
11.4	Limitations and Conclusions	177
<b>12.0</b>	<b>SUMMARY AND CONCLUSIONS</b>	<b>179</b>
12.1	Summary of Findings	179
12.1.1	Immigrants' Characteristics	179
12.1.2	Household Headship Rates	180
12.1.3	Tenure Patterns	181
12.1.4	Dwelling Type Preferences	185
12.1.5	Other Housing Features	187
12.1.6	Non-Permanent Residents	188
12.1.7	Multivariate Analysis	189
12.1.8	Implications of Differences in Headship, Tenure and Housing Propensities For Potential Housing Demand Projection Model	191
12.2	Conclusions	192

Appendix A: Countries Included in Places of Birth

Appendix B: Focus Group Participants

Appendix C: Immigrant Characteristics, 1993

Appendix D: Detailed Tables

## List of Tables

	Page
2.1 Immigration to Canada by Place of Birth For 1986–1990, 1991, 1992, 1993 Showing Top Ten Countries For 1993	12
5.1 Percent Distribution of Immigrant Population by Place of Birth and Period of Immigration, Canada, Montreal, Toronto and Vancouver, 1991	44
5.2 Average Household Size by Place of Birth, Period of Immigration and Age of Household Maintainer For All, Family, and Non–Family Households Canada, 1991	56
5.3 Household Type by Period of Immigration and Place of Birth For Total Households Canada, 1991	58
6.1 Headship Rates by Period of Immigration, Place of Birth and Age of Household Maintainer For Total Households, Canada, 1991	62
6.2 Headship Rates by Number of Years in Canada and Age of Household Maintainer For Canada, 1986 and 1991	72
6.3 Headship Rates by Period of Immigration, Place of Birth and Age of Household Maintainer For Family Households, Canada, 1991	78
6.4 Headship Rates by Period of Immigration, Place of Birth and Age of Household Maintainer For Non–Family Households, Canada, 1991	78
7.1 Ownership Rates by Period of Immigration and Age of Household Maintainer, For All Households, Canada, Montreal, Toronto, Vancouver, 1991	82
7.2 Ownership Rates by Period of Immigration and Age of Household Maintainer For Family Households Canada, Montreal, Toronto, Vancouver, 1991	94

	Page
7.3 Ownership Rates by Period of Immigration and Age of Household Maintainer For Non-Family Households Canada, Montreal, Toronto, Vancouver, 1991	96
7.4 Median Household Income, for Immigrants and Non-Immigrants by Place of Birth and Period of Immigration, Canada, 1991	108
7.5 Median Income for Immigrants and Non-Immigrants, Canada, Montreal, Toronto and Vancouver, 1991	112
8.1 Dwelling Type Choices by Period of Immigration Total Households (Owners and Renters), Canada, 1991	116
8.2 Dwelling Type Choices by Period of Immigration, Total Households (Owners and Renters), Montreal, Toronto and Vancouver, 1991	120
8.3 Single Detached Dwelling Propensities of Recent Immigrants by Age of Household Maintainer For Total Maintainers, Canada, Montreal, Toronto and Vancouver, 1986 and 1991	121
8.4 Dwelling Type Choices by Period of Immigration and Age of Household Maintainer, For Owners, Canada, Montreal, Toronto and Vancouver, 1991	122
8.5 Dwelling Type Choices by Period of Immigration Family Owners, Canada, Montreal, Toronto and Vancouver, 1991	128
8.6 Dwelling Type Choices by Period of Immigration, Non-Family Owners, Canada, Montreal, Toronto and Vancouver, 1991	129
9.1 Headship Rates by Place of Birth and Type of Household For Non-Permanent Residents, Recent Immigrants, All Immigrants and Non-Immigrants, Canada, 1991	136
9.2 Headship Rates by Age of Maintainer and Household Type For Non-Permanent Residents, Recent Immigrants, All Immigrants and Non-Immigrants, Canada, 1991	138
9.3 Households with Non-Permanent Resident Maintainers Who Own Compared with Households with Permanent Resident Maintainers, Canada, All Households, 1991	143

	Page
10.1 Odds of Home Ownership for Selected Variables, Canada, Toronto, Montreal and Vancouver, 1991: Main Effects Model, All Household Heads, Excluding Period of Immigration	164
10.2 Odds of Home Ownership for Selected Variables, Canada, Toronto, Montreal, Vancouver, 1991: Main Effects Model, All Household Heads, Excluding Place of Birth	166
10.3 Odds of Home Ownership for Selected Variables, Canada, Toronto, Montreal and Vancouver, 1991: Main Effects Model, Immigrant Households Only	168
10.4 Odds of Home Ownership for Selected Variables, Canada, Toronto, Montreal and Vancouver, 1991: Main Effects Model, Immigrant Households Only, Excluding Period of Immigration	170
11.1 Immigration Assumptions Used for All Four Projections	175
11.2 PHD Model Sensitivity Analysis: Summary of Results	176
11.3 PHD Model Sensitivity Analysis: Detailed Projections	178

## 1.0 INTRODUCTION

### 1.1. Background

As Canada's population ages and its natural population increase declines, immigration represents a major source of population growth and demand for additional housing. Nevertheless, there has been little research on the implications of increased immigration for housing demand. CMHC first explored the relationship between immigration and housing demand in a study completed by Clayton Research Associates Ltd. in 1994, entitled Immigrant Housing Choices, 1986. This study utilized 1986 Census data.

The Research Division of CMHC retained Lapointe Consulting, in association with Professor Robert Murdie of the Department of Geography, York University, to analyze 1991 Census data to determine whether or not the general patterns observed in the Clayton study were also present in 1991 and to determine the implications of these patterns for housing demand projections. In addition, the consultants were asked to probe and analyze the underlying variables which might explain the differences in immigrant and non-immigrant housing choices. Finally, the consultants were asked to examine household composition and housing choices of non-permanent residents which were included in the 1991 Census for the first time.

CMHC uses a Potential Housing Demand Projection Model (PHD Model) developed by the Research Division of CMHC to project future demand for ownership and rental housing in Canada. Currently, the model does not differentiate between Canadian-born and immigrants and CMHC is therefore interested in identifying what effect this approach has on the overall number and type of dwelling units which are projected.

The study focuses its findings on immigrants and non-immigrants in Canada and in the three Census Metropolitan Areas (CMA's) of Montreal, Toronto and Vancouver, where two-thirds of immigrants settle.

### 1.2 Study Objectives

- (i) The primary objective of the study is to update and extend the study of immigrants' housing choices completed for CMHC using 1986 Census data, that is, to document the differences in living arrangements and housing choices between immigrants and non-immigrants in 1991, and to compare these findings with those observed in the earlier study. The analysis is undertaken for Canada as a whole and for the Montreal, Toronto and Vancouver CMA's.



Other objectives of the study are:

- (ii) To determine whether the differences between immigrants' and non-immigrants' household characteristics and housing choices diminish over time and, if so, how quickly these differences disappear;
- (iii) To identify the implications of the differences in household headship rates and housing propensities between immigrants and non-immigrants for CMHC's Potential Housing Demand Projection Model;
- (iv) To examine household formation and housing choices of the non-permanent population using the 1991 Census data; and
- (v) To explore the effect of such underlying variables as income, household size and country of origin, on household headship rates and housing propensities.

### **1.3 Methodology**

The following research methodologies were used to conduct the study:

- a literature review;
- three focus group discussions – one in each of Montreal, Toronto and Vancouver;
- descriptive and comparative analyses of 1991 Census custom cross-tabulations;
- multivariate analysis; and
- testing the implications of the study findings for the Potential Housing Demand Model using a spreadsheet format.

#### **Literature Review**

Early in the study relevant literature was identified through on-line bibliographic searches of publications and periodicals at York University in Toronto and Simon Fraser University in Vancouver. In addition to the library searches, literature was identified and obtained through contacts with relevant organizations in each of the three CMA's. The literature review focuses primarily on Canadian studies that examine the relationship between ethnicity or immigrant status and tenure and/or house form choice.

## **Focus Groups**

Near the beginning of the study, focus group discussions were held with representatives of different ethnic and cultural groups in Montreal, Toronto and Vancouver. The purpose of these discussions was twofold: (i) to assist in identifying household formation patterns and housing preferences of different groups of immigrants; and (ii) to assist in gaining an understanding of the values, attitudes and other factors underlying these patterns, including barriers to housing choice.

## **Analysis of 1991 Census Data**

This study utilizes custom cross-tabulations based on the 1991 Census which were obtained from Statistics Canada by CMHC on behalf of the consultants. Descriptive, comparative and multivariate analyses of the data form the basis for most of this report:

- (i) The descriptive analysis describes household formation patterns and housing choice patterns and how these vary over time and between immigrants and non-immigrant group, while controlling for such other variables as age and household type. The underlying factors affecting the household formation and housing choice patterns of immigrants are explored through the analysis of custom census tables in which a number of variables are held constant.
- (ii) A multivariate analysis is used to determine which factors might account for the differences that were observed in the comparative analysis. This technique analyzes simultaneously the effects of underlying or independent variables on such dependent variables as tenure. With this approach, it is possible to indicate the relative importance of such factors as income, period of immigration, country of origin, age of household head and household size.
- (iii) Some comparison of the data obtained from the 1986 and 1991 Census is undertaken in the study with a particular focus on headship rates and tenure patterns as well as on whether the 1991 census supports the general findings of immigrants' housing choices based on the 1986 census data by Clayton (1994).

## **1.4 Variables Used and Definitions**

### **(i) Variables**

The custom census tabulations obtained from Statistics Canada provided cross-tabulations at four levels of geography (Canada, Montreal CMA, Toronto CMA and Vancouver CMA) using the following independent and dependent variables:

**Independent Variables:**

- Age
- Household Type
- Living Arrangement
- Period of Immigration
- Place of Birth
- Income
- Household Size
- Sex of Primary Household Maintainer

**Dependent Variables:**

- Primary Household Maintainer Status
- Tenure
- Structural Type of Dwelling

**(ii) Census Canada Definitions**

All of the census data in this report are based on persons and households living in private households. Individuals living on reserves and in collective dwellings (e.g., rooming houses, nursing homes, correctional institutions, military camps, etc.) are excluded. The data for this study were derived from the long census form based on a 20% sample of the population.

**Immigrants**

"Immigrants" are defined by Statistics Canada as persons who are not Canadian citizens by birth but who are, or who have been, landed immigrants. Landed immigrants must reside in Canada for a minimum of three years before applying for Canadian citizenship. Children of immigrants born in Canada are not classified as immigrants.

**Non-Immigrants**

"Non-immigrants" refers to persons who are Canadian citizens by birth.

**Non-Permanent Residents**

"Non-permanent residents" are foreign-born persons who are not immigrants. They include student authorization holders, employment authorization holders, refugee claimants, Minister's permit holders, and their non-Canadian born dependents.

## **Recent Immigrants**

Recent immigrants refer to those who immigrated during the five year period preceding the census. Thus, for the purposes of this study, "recent immigrants" refers to those who immigrated into Canada between 1986 and 1991. Where, comparisons are drawn between this study and the Clayton study, "recent immigrants" in the latter refers to those who immigrated between 1981 and 1986.

## **Countries of Origin**

As in the Clayton study, the following Statistics Canada country of origin categories are used: Europe, Asia, Central and South America, the Caribbean and Bermuda, Africa and All Other. In this study Asia is further divided into South East Asia and Rest of Asia. South East Asia includes countries such as Vietnam, the Philippines and Malaysia; Rest of Asia includes South Asian countries such as India and Pakistan, and such East Asian countries as China, Hong Kong, and Japan. The "Asia" group was split after our examination of 1986 Census data from the Public Use Master File which showed that immigrants from South East Asia had a lower proportion of owners than immigrants from the Rest of Asia. A detailed list of the countries of origin is provided in Appendix A.

## **Private Households and Dwellings**

Only those persons living in "private households" are included in this study, i.e., persons or a group of persons who occupy a private dwelling and do not have a usual place of residence elsewhere in Canada. A household may consist of a family group, with or without other non-family persons, of two or more families sharing a dwelling, or of a group of unrelated persons or one person living alone.

A "dwelling" refers to a separate set of living quarters with a private entrance either from outside or from a common hall, lobby or vestibule inside the building. The entrance to the dwelling must be one which can be used without passing through the living quarters of someone else.

## **Family Household**

A "family household" refers to a household that contains at least one census family.

## **Census Family**

A "census family" refers to a now-married couple (with or without never-married sons and/or daughters of either or both spouses), a couple living common-law (again with or without never-married sons and/or daughters of either or both partners), or a lone parent of any marital status, with at least one never-married son or daughter living in the same dwelling.

## **Multiple-family Household**

A "multiple-family household" refers to one in which two or more census families (with or without additional non-family persons) occupy the same private dwelling.

## **Non-family Household**

"Non-family household" refers to either one person living alone in a private dwelling or to a group of two or more people who share a private dwelling, but who do not constitute a census family.

### **(iii) Potential Housing Demand Projection Model**

The Potential Housing Demand Projection (PHD) Model is used by CMHC to project population growth and housing demand. One of the major objectives of this study is to determine whether or not modifications need to be made to household and housing projections to take into account differences between immigrants and non-immigrants in their household formation and housing choice patterns. A brief overview of the PHD Model is provided along with an explanation of key terms.

The PHD Model, developed by CMHC, takes into account natural increase, anticipated net migration, household headship rates and tenure and dwelling type preferences. The model uses the following measures to project future housing demand:

#### **Headship Rates and Household Projections**

"Headship rates" represent the proportion of the population (over 15 years of age) who are household maintainers (formerly called household heads). Headship rates are calculated for family and non-family households, and because they vary with age, headship rates are further determined for five year age intervals.

The headship rate is applied to the projected population by age group to project total, family and non-family households. An optional step provides for the disaggregation of family households into several household types (two-parent with children, childless couples, lone parent, and multi-family).

#### **Housing Tenure Propensities**

"Tenure propensities" refer to the proportions of households who own and rent. Tenure propensities are determined for family and non-family households by determining the proportion of each group with maintainers in different age categories who own and rent. These proportions are then applied to the projected households, by age group, to determine the number of owned and rented dwellings which are projected to be required in the future.

Sometimes ownership propensities or ownership rates are used to refer to the proportion of households with household maintainers in a particular age group who own their dwelling.

### **Dwelling Type Propensities**

Dwelling type propensities refer to the likelihood of owner and renter households with heads of different age groups and household types occupying different dwelling types (single detached, apartments, other multiples and moveable dwellings).

## **1.5 Study Limitations**

This study compares the housing choices of immigrants to those of non-immigrants. However, given that choices are constrained by factors such as income, employment, knowledge of the market and so on, the word "choice" refers to the choices of immigrants as constrained by such factors as described above. Of course, these constraints apply to all housing consumers but perhaps more so to immigrants, especially recent immigrants, who spend their initial years learning about their new home and getting settled.

Market choices are constrained within any market area by the stock of housing. For example, in Montreal where there is a higher proportion of rental housing and a higher proportion of duplexes and triplexes, more households, both immigrants and non-immigrants, "choose" to be tenants. Other geography-specific conditions such as high housing costs further affect choice in one geographic area compared to another.

## **1.6 Report Format**

**Chapter Two** gives an overview of immigration policy and trends in Canada.

**Chapter Three** provides a review of the literature regarding immigrant tenure patterns.

**Chapter Four** presents the findings of each focus group held in Montreal, Toronto and Vancouver.

**Chapter Five** gives an overview of immigrant characteristics which emerge out of an analysis of the 1991 Census data, discussing such factors as country of origin, living arrangement, household size, household type and income.

**Chapter Six** discusses trends in headship rates among immigrants and non-immigrants.

**Chapter Seven** provides an overview of trends in tenure patterns among immigrants and non-immigrants with a particular focus on ownership rates. Recent immigrants in 1986 and 1991 are compared.

**Chapter Eight** gives an overview of dwelling type choices of immigrants and non-immigrants by tenure.

**Chapter Nine** compares the headship rates, household formation patterns, tenure choices, and dwelling type choices of non-permanent residents with those of immigrants and non-immigrants.

**Chapter Ten** describes the multivariate analysis used to determine the relative importance of underlying variables which affect tenure choice.

**Chapter Eleven** specifically looks at the implications of the findings relating to differences in immigrants' and non-immigrants' household headship patterns and housing tenure patterns for projecting future housing requirements through the Potential Housing Demand Projection Model.

**Chapter Twelve** provides a summary of findings and conclusions regarding immigrants and non-immigrants in their household and housing patterns. Summary comments relating to the implications for the Potential Housing Demand Projection Model, and more generally, for the housing needs of immigrants are included.

## **2.0 TRENDS IN IMMIGRATION POLICY AND OVERVIEW OF IMMIGRANT CHARACTERISTICS**

Immigration policy has a major impact in determining who immigrates into Canada. This section provides a brief historical overview of changes in immigration policy in order to provide a context within which immigration has been occurring. Changes in key socio-economic characteristics of immigrants are also discussed. A more detailed analysis of the characteristics of immigrants based on 1991 Census data is provided in Chapter Five.

### **2.1 Immigration Policy**

#### **Major Reforms in the 1960's and 1970's**

The pattern of Canadian immigration is primarily determined by immigration policy including annual targets. One of the most important changes in Canadian immigration policy took place in 1967, when the distinction between "preferred" and "non-preferred" countries was removed and replaced with a point system. The point system focused on the occupational skills and educational qualifications of an individual, in concert with the demands of the Canadian economy instead of race, ethnicity or country of origin of the potential immigrant (Frideres, 1992).

Immigration policy was thoroughly reviewed between 1973 and 1975, culminating in the 1976 Immigration Act. The Act affirmed the objectives of Canadian immigration laws, including family reunification, non-discrimination, concerns for refugees and the promotion of Canada's demographic, economic and cultural goals (Beaujot, 1991).

#### **Classes of Immigrants**

Immigrants are admitted to Canada in one of three classes: independent/business, family and refugee.

##### **(i) Independent class**

Applicants are admitted through the point system. Criteria for admission are set in accordance with the perceived needs of the Canadian economy. Individual applicants are rated on a point system that assigns priority to those who are between 21 and 44 years of age, highly educated, literate in one of the official languages and able to fill gaps in the labour market.



The independent class includes three business categories: self-employed, entrepreneur and investor. "Self-employed" immigrants must demonstrate an intent and an ability to keep themselves employed. Their endeavours must contribute to the economy or to the country's cultural and artistic life (Citizenship and Immigration Canada, 1994a, 30). Immigrants coming to Canada as "entrepreneurs" are required to bring a minimum of \$250,000, establish or purchase a business in Canada, and employ at least one Canadian, other than themselves and their family members. "Investor" immigrants must agree to invest a sum of money in a venture capital fund for a minimum of three years. The amount invested varies by province of destination, ranging from \$150,000 to \$500,000. Investor immigrants, while not required to set up their own business, must have a successful track record and a minimum net worth. (Hiebert, 1994)

The independent class includes "assisted relatives" who have kin in Canada willing to support them for up to five years and who receive points because of this assistance.

## **(ii) Family class**

This class enables immigrants to join their siblings, children and parents. Family class immigrants are sponsored by their close relatives who agree to support them for up to ten years. They are not assessed under the points system.

## **(iii) Refugee Class**

This class includes convention and designated refugees. Convention refugees are people admitted to Canada as United Nations convention refugees, that is, they meet Article 1 of the 1951 International Convention Relating to the Status of Refugees)<sup>1</sup> Refugees in designated classes are based on humanitarian concerns as laid out in the 1976 Immigration Act, which allows Cabinet to permit individuals experiencing adverse conditions to benefit from temporary asylum in Canada. Even under the refugee class, preference is given to those who are deemed best able to become self-supporting, that is, those with skills and/or capital.

Refugees may be sponsored or may arrive at Canada's border and apply for refugee status. Those who are sponsored by the government or by organizations such as churches are given permanent residence upon arrival in Canada. Those who arrive at Canada's border on their own, must apply for refugee status. If their application is accepted, they may stay in Canada until their claim is heard by the Immigration and Refugee Board and they can then apply for permanent residence.

---

<sup>1</sup> Refers to individuals who have fled their country owing to fear of being persecuted for reasons of race, religion, nationality, membership in a particular social group or political opinion.

## Recent Changes to Immigration Targets

During the 1980's, worry over declining fertility and related aging of the Canadian population led the federal government to consider raising its annual targets despite high unemployment. While Canada's population increased by more than 100% between 1946 and 1986, over the next forty years the total increase is expected to be much lower, ranging from 33% under a high immigration scenario (200,000 immigrants per year), 24% under a low assumption (140,000) and 10% with zero net migration (Beaujot, 1991). By 2026, zero net migration would result in a population of 28 million, low migration – 31.4 million and high migration – 33.8 million.

As a result of these concerns about population growth, immigration targets became more detached from short-term economic fluctuations (Hiebert, 1994). While the number of immigrants fell from 189,000 in 1981 to 84,000 in 1985, it increased thereafter reaching almost 231,000 in 1991 (Badets, 1993). In 1990 the Minister of Employment and Immigration established a five-year policy that called for 250,000 immigrants per year for the 1992 to 1995 period (including the 30,000 to 40,000 people per year claiming refugee status).

Early in November, 1994, Immigration Minister, Sergio Marchi released the report entitled, A Broader Vision: Immigration and Citizenship: Immigration and Citizenship Plan 1995–2001. This report was the result of a six-month long consultation process on immigration policy. The plan reduces immigration targets to a range of between 190,000 to 215,000 for 1995 – down from the 240,000 who arrived in 1994 and 254,000 who arrived in 1993. The goal of immigration at approximately one per cent of Canada's population will be applied over the long term, taking into account Canada's "absorptive capacity." The total number of immigrants will be determined on an annual basis but will reflect longer-term strategic objectives.

Over the longer term, 1996–2000, the Federal Government's plan calls for gradually increasing the proportion of economic immigrants, (i.e., those admitted under the independent class) from the current level of 43% up to 53% by the year 2000. At the same time, family immigrants will gradually decrease from 51% to 44%. This shift reflects the government's goal of increasing the skills of immigrants and placing greater emphasis on attracting those with the capacity to settle quickly and participate in Canada's economy. In addition, immigrants will need to know at least one of Canada's official languages.

Quebec has a separate agreement with Ottawa which allows that Province to select its own immigrants. The policy states that 25% of all Canadian immigrants should be directed towards Quebec (Hiebert, 1994).

**Table 2.1**  
**Immigration to Canada by Place of Birth, For 1986- 1990, 1991, 1992, 1993**  
**Showing Top Ten Countries for 1993**

<b>COUNTRY</b>	<b>1986- 1990</b>		<b>1991</b>		<b>1992</b>		<b>1993</b>	
Hong Kong	93,513	11.0%	22,340	9.7%	38,910	15.4%	36,485	14.3%
India	46,484	5.5%	12,848	5.6%	12,675	5.0%	20,298	8.0%
Phillippines	43,190	5.1%	12,335	5.3%	13,273	5.2%	19,640	7.7%
Taiwan	11,418	1.3%	(4,488)	-	7,456	2.9%	9,845	3.9%
China	19,724	2.3%	13,915	6.0%	10,429	4.1%	9,440	3.7%
Sri Lanka	13,917	1.6%	6,826	3.0%	12,635	5.0%	9,072	3.6%
Vietnam	36,992	4.4%	8,963	3.9%	7,681	3.0%	8,007	3.1%
USA	34,794	4.1%	(6,597)	-	7,537	3.0%	7,982	3.1%
United Kingdom	39,444	4.7%	7,543	3.3%	7,138	2.8%	7,104	2.8%
Poland	84,062	9.9%	15,731	6.8%	11,878	4.7%	6,852	2.7%
Lebanon	27,816	3.3%	11,987	5.2%	(6,525)	-	(4,679)	-
El Salvador	17,546	2.1%	6,977	3.0%	(5,593)	-	(2,898)	-
<b>Top Ten Total</b>	<b>468,900</b>	<b>55.4%</b>	<b>119,465</b>	<b>51.8%</b>	<b>129,612</b>	<b>51.3%</b>	<b>134,725</b>	<b>53.0%</b>
<b>Other Countries</b>	<b>377,577</b>	<b>44.6%</b>	<b>111,316</b>	<b>48.2%</b>	<b>123,230</b>	<b>48.7%</b>	<b>119,596</b>	<b>47.0%</b>
<b>TOTAL</b>	<b>846,477</b>	<b>100.0%</b>	<b>230,781</b>	<b>100.0%</b>	<b>252,842</b>	<b>100.0%</b>	<b>254,321</b>	<b>100.0%</b>

Source: Citizenship and Immigration Canada, 1994.

## 2.2 General Trends

### Immigrants Represented Sixteen Percent of Canadians in 1991

- Since the 1950's, the proportion of the population who are immigrants has remained at 15–16% of the total population (Badets, 1993).

### The Character of Immigration Has Changed Considerably

- Policy changes in 1967 and in 1976 shifted immigration radically from a primarily European to an "international" mix (Hiebert, 1994). The majority of Canada's recent immigrants originate from Asia, Latin and Central America, the Caribbean and Africa, in contrast with immigration prior to 1961 when the majority were of European or British background (White, 1990, 1991).
- One of the most striking trends in immigration is the increasing dominance of Asian immigration (see Table 2.1). Countries have been ranked in accordance with their contribution to total immigration in 1993. The data shows the growing importance of immigration from Asia – from Hong Kong, the Philippines, India, Sri Lanka, China and Taiwan.<sup>2</sup> Asians are more highly concentrated in the three urban centres of Toronto, Vancouver and Montreal than other groups (Badets, 1993).
- Other factors besides policy changes which have increased immigration from less developed countries include:
  - declining levels of emigration from Europe where employment opportunities have improved;
  - the existence of a surplus population in less developed countries with modest levels of educational facilities, along with a willingness among those leaving to accept "entry level" jobs in developed countries like Canada;
  - escalating ethnic conflicts in a number of less developed countries; and
  - pressure on the Canadian government from established groups in Canada to allow the admission of their ethnic and family kin (Frideres, 1992).

---

<sup>2</sup> Citizenship and Immigration Canada, Immigration Statistics 1992, December, 1993 and  
Citizenship and Immigration Canada, Strategic Research, Analysis and Information Branch, Policy Sector, Fact and Figures: Overview of Immigration, p.5, 1994.

## **Immigrants Concentrated in Toronto, Vancouver and Montreal**

- Immigrants are concentrated in the urban centres of Toronto, Vancouver and Montreal. Over a half of all immigrants in Canada lived in these three centres in 1986. (Clayton, 1994)

## **Refugees and Non-Permanent Residents**

Refugees accounted for 279,000 people entering Canada between 1981 and 1991 (Boyd, 1994). Thirty percent (30%) were convention refugees and 70% were members of designated classes. While most refugees had previously lived in Africa, South Asia and the Middle East, Nash (1994) argues that Canada has stressed regions that are not major sources of refugees, for example, Eastern Europe.

Both women and children are under-represented among refugees entering Canada. Nash (1994) estimates that 80% of refugees in Canada are men, many of whom are single (never married). This is due to a number of factors, such as (i) the higher likelihood of men travelling to Canada's borders and/or seeking political asylum, (ii) biases in the criteria used for selecting refugees related to being able to settle successfully in Canada, (for example, education, training and language skills) which tend to favour men over women; and (iii) because repatriation (i.e., repatriation back to the home country) rather than permanent settlement is emphasized, the government does not select women and children who are temporarily separated from husbands and fathers. Women are much more likely to enter Canada either as part of another larger family unit, in which another individual has satisfied admission standards, or as an applicant under the family class of immigrants.

McKie (1994), indicates that non-permanent residents are concentrated in Toronto, Montreal and Vancouver, and are more likely to be of working age compared to immigrants. The number of non-permanent residents increased from 143,000 persons in 1981 to 369,100 persons in 1990.

There has been a substantial increase in the number of temporary residents in Canada who are paid workers. Part of this increase is a result of the practice of granting of employment authorizations in 1989 to almost 100,000 people already living temporarily in this country as refugee applicants to enable these individuals to become self-supporting. In addition to refugees who are not landed immigrants, foreign students represent a growing number of non-permanent residents. In 1990, there were approximately 40,000 foreign students on student visas. Other non-permanent residents include persons who are in the country on an employment authorization at the request of an employer.

## 2.3 Socio-Economic Characteristics

A study by Richmond (1992) of immigrants who entered Canada between 1971 and 1986 found that immigrants, particularly recent male immigrants, were better educated than earlier immigrants and than other Canadians (as measured by the proportion who had university degrees). However, Richmond (1992) also noted that there is evidence of a less well-educated stream among recently arrived female immigrants. Recent female immigrants tend to be clustered at the high and low ends of the range of educational achievement.

Immigrants go through an adjustment period in the labour force. Many are initially employed in lower paying product fabricating and service jobs despite their higher education. Language difficulties and the difficulty of obtaining recognition for foreign accreditation are factors which contribute to immigrants' problems in finding jobs in their respective vocations. In addition to skill set and educational level of immigrants, the prevailing economic conditions within Canada at the time of immigration are a major factor determining employment and income prospects for immigrants. (Beaujot, 1991).

As a result of this adjustment period, recent male immigrants earned only 50% of the level of Canadian-born males. However, after ten years, the median income of male immigrants was higher than that of Canadian-born (Richmond, 1992). Recently arrived immigrants from nontraditional source countries earned the lowest incomes; women experienced the same gender-based gap in income as other women. Well educated Caribbean immigrants had greater difficulty achieving an occupational status and income consistent with their qualifications than immigrants from other countries.

A number of immigrants come to Canada with considerable assets. This is especially true of those who immigrate under the three business categories – self-employed, entrepreneur, and investor. Over the course of the 1980's and early 1990's, the "Asianization" of business immigration was observed with Hong Kong as the principal source country (Wong and Netting, 1989). In 1993, for example, of the 8,326 business immigrants into Canada (based on the number of principal applicants only, i.e., not including dependents), 42% came from Hong Kong and 21% from Taiwan. According to Wong and Netting (1989), the Asianization of business immigration is related to two factors: firstly, the rapid economic expansion of Asian Pacific Rim countries in the 1980's and secondly, the political uncertainty in these areas. Hong Kong's capital flight in anticipation of 1997 accounts for its dominance of business immigration, and political uncertainty and domestic issues in Taiwan and South Korea account for increased "capital emigration" from these areas.

## 3.0 LITERATURE REVIEW

### 3.1 Introduction

As background to the analysis of immigrant household formation and housing choice patterns, a literature review was undertaken. The search for relevant literature was conducted through on-line bibliographic searches at York University and Simon Fraser University and through contacts with key informants in Montreal, Toronto and Vancouver. This section summarizes the findings of over a dozen relevant studies investigating immigrant household formation and tenure and dwelling type choices.

The primary purpose of the literature review was to determine how immigrants and non-immigrants differ in their household formation and housing choice patterns. While literature was drawn from Canadian, Swedish and Australian sources, the emphasis was on the Canadian literature, where the focus has been overwhelmingly on tenure rather than dwelling type or household formation.

Through the literature review we sought evidence which would address the following questions:

- (i) Are there differences between immigrants and non-immigrants in household size and headship rates?
- (ii) Are the housing tenure and type selection patterns of immigrants different from non-immigrants?
- (iii) If there are differences between immigrants and non-immigrants, how much of these differences are attributable to differences in intervening variables such as income, education, or occupational level and how much can be attributed to cultural differences between immigrant groups?
- (iv) How do housing preferences of immigrants change over time?
- (v) How do the findings in the Canadian situation compare with those in other countries?

We begin with a brief theoretical overview of the factors that have been hypothesized to affect immigrants' housing choices, particularly tenure, and then focus on more specific empirical findings related to the questions raised above.

## **3.2 Immigrants and Housing Choices: A Theoretical Perspective**

### **3.2.1 Major Factors Affecting Housing Tenure**

Three major types of factors are thought to affect the tenure of both immigrants and non-immigrants. These are demographic, socio-economic and cultural/social/ psychological (Balakrishnan and Wu, 1992).

#### **Demographic Factors**

- The important demographic characteristics are age, marital status and household composition. Housing demand models often treat age as the major variable affecting housing tenure because age is so strongly associated with different life cycle stages, income, and household composition, and is easier to incorporate into models than income.

#### **Socio-Economic Factors**

- Socio-economic variables such as income, educational level and occupational status strongly affect home ownership. Income is important because it reflects the ability of individuals and households to afford to purchase a home and carry the debt burden associated with home ownership. As well, owning a home is often seen as a symbol of social status resulting in ownership levels increasing as socio-economic status increases.

#### **Social/Cultural/Psychological Factors**

- The third factor, social/cultural/psychological is related to ethnic origin. Culture-specific attitudes and values with respect to home ownership have been observed among many groups. For example, South Asian, Chinese and Italian immigrants stress property ownership as a desirable goal. For immigrants from other ethnic groups, purchasing a home may be seen as a way of creating a sense of stability in their new country of settlement and as a "symbolic affirmation of social membership" (Balakrishnan and Wu, 1992, 392). Also, for some, home ownership is seen as a way of overcoming discrimination in the housing market.

### **3.2.2 A Housing Careers Perspective**

Other researchers have viewed the tenure and housing type selection of immigrants from a more dynamic perspective emphasizing the notion of housing careers (see for example, Biterman, 1993). From this viewpoint, immigrants are assumed to achieve home ownership in a 'step-by-step' process, perhaps living initially with relatives, then moving to a self-contained flat and ultimately achieving home ownership. Tenure and housing type selection are viewed as a manifestation of the degree to which immigrants have



been integrated into the receiving society. Degree of integration is affected by a variety of factors including the length of time that the immigrant has been in the receiving country, similarity of cultural background to that of the receiving society, socio-economic background, immigrant's age and gender, and local labour and housing market conditions.

### **3.3 Specific Findings From the Literature**

#### **3.3.1 Household Size and Headship Rates**

##### **Immigrants Generally Live in Larger Households Than Canadian-Born**

- Using 1986 Census data, Clayton (1994) found that the average size of an immigrant household was greater than that of non-immigrant households; recent immigrants (i.e., those who had immigrated between 1981 and 1986) had the largest households. The differences in size were more pronounced in the CMA's of Toronto, Montreal and Vancouver than in Canada as a whole. There was a higher proportion of two-parent families with children among immigrants than among non-immigrants. Average household sizes tended to approach the Canadian average the longer the immigrant head had lived in Canada. Households headed by a person of Asian background had substantially larger household sizes although this was partially due to the fact that most Asians were recent immigrants.
- Clayton's findings are confirmed by Bernèche (1990) who noted that "new immigrants" in the City of Montreal often needed larger dwellings. New immigrant households had a higher incidence of young families with children, multiple families, and single parent families. "New immigrants" were those from Asia, Latin America, the Caribbean, the Middle East and Africa who migrated primarily between 1971 and 1991.

##### **Household Headship Rates Lower For Immigrants Than Non-Immigrants**

- Clayton (1994) found lower headship rates among immigrants, especially among recent immigrants, compared to those of non-immigrants. These differences, which were most pronounced in the under 40-year age groups, are consistent with larger household sizes among immigrants, more doubling up and younger adults living longer with parents. Over time, immigrants' headship rates tended to approximate those of the Canadian-born population. Headship rates, however, varied by country of origin. For example, Asians tended to have lower household headship rates than other immigrants while those born in the Caribbean and Bermuda region had higher rates.

### **3.3.2 Housing Tenure and Type Selection Patterns**

#### **Immigrants Housing Tenure Patterns Different From Non-Immigrants**

- In all of the Canadian studies examined, immigrants were found to have different ownership and rental rates (prior to controlling for other variables such as income and length of time in the receiving country).
- In a detailed analysis of 1986 Census data, Clayton (1994) found that immigrants had higher ownership propensities than non-immigrants, both at a national level and in each of the three major housing markets of Toronto, Montreal and Vancouver. That is, even though immigrants had a lower likelihood of forming a household (i.e, lower headship rates), they were more likely to own than rent. (To some extent these differences are attributable to the older age structure of immigrants compared to non-immigrants; however, even when age was controlled, differences remained.) Other studies, using 1986 Census data confirm these findings (Bernèche 1990; Ray and Moore, 1991; Balakrishnan and Wu, 1992; and Mongeau and Séguin, 1993.)

#### **Tenure and Housing Preferences of Immigrants Vary With Place of Origin and/or Ethnicity**

- Generally, tenure patterns were found to vary according to the country of origin (still not controlling for socio-economic factors or period of immigration). For example, Ray and Moore (1991) found that Southern Europeans had a much higher propensity to live in owner occupied dwellings than Canadian-born, while Caribbeans had a much lower propensity. Ray (1994) attributes the high ownership propensity among Italians to the way in which home ownership has been traditionally viewed as being critical to defining family status. Italian immigrants often viewed homeownership as a more important goal than other achievements such as occupational status.
- Balakrishnan and Wu (1992), in an analysis of 1986 Census data for several large Canadian metropolitan areas, noted that there was considerable variation in ownership rates depending upon ethnic origin. For example, Italians (83%) and Chinese (74%) had the highest ownership levels among all groups and were considerably higher than English-speaking Canadians (58%) and French-speaking Canadians (49%). Blacks (34%) had a particularly low rate although the lowest level was among aboriginal Canadians not living on reserves (11%).
- In an examination of the housing conditions of "new" and "old" immigrants using 1986 Census data for the City of Montreal, Bernèche (1990) found that "new" immigrants were less likely to own than non-immigrants but that "old" immigrants were more likely than non-immigrants to own. New immigrants tended to come

from countries in Asia, the Middle East, Africa, Latin America and the Caribbean while old immigrants (arriving in the pre-1970 period) came primarily from Europe.

- Using 1986 Census data for the Montreal CMA, Mongeau and Séguin (1993) observed that the highest levels of ownership were among immigrant households from the East Asian (61%) and Southern European (70%) countries and that the lowest levels were among those from the Latin American and French-speaking Caribbean countries (23%).

### **Tenure Patterns are Related to the Resources Available to Immigrants and the Existence of Ethnic/Cultural Networks**

- The literature seemed to confirm the notion, which emerged in the focus group discussion, that tenure patterns are related to the resources available to immigrants (see for example, Chapter 4.0, pg. 31). While "resources" refers primarily to income and capital, it also includes language skills, accessibility to a community support network, including family and relatives, and the existence of separate ethnic institutions.
- The existence of a strong support network among ethnic groups, including separate institutions, can facilitate the adjustment process and lead to the achievement of home ownership.

### **Size of Ethnic Group May Affect Propensity to Own**

- Balakrishnan & Wu (1992) suggest that the higher home ownership levels among Italians in Toronto and among the Chinese in Vancouver supports the hypothesis that the size of an ethnic group may positively influence homeownership through the development of specialized ethnic social institutions and the mobilization of greater resources within an ethnic community.

### **Prevailing Housing Market Conditions Have a Major Impact on Housing Patterns**

- Ownership levels for immigrants and non-immigrants vary across housing markets. For example, in Montreal, both immigrants and non-immigrants had lower ownership levels than was observed in other Canadian markets. This reflects the relatively high proportion of rental stock in Montreal and the historical development of housing tenure patterns in that city (Balakrishnan and Wu, 1992; Clayton, 1994).
- Similarly, housing market conditions and the costs of home ownership at any given point in time were found to have an impact on immigrant tenure patterns. For example, in the 1950's and 1960's relatively inexpensive housing was available in the centrally located immigrant reception areas of Toronto. As a result, it was relatively easy for Italian households to purchase homes in these areas. However,

more recently, housing market conditions are such that newer streams of immigrants, such as those from the Caribbean, end up living in high rise rental housing (Ray, 1992).

### **Role of Discrimination in Ownership Levels Among Visible Minorities Needs Further Research in Canada**

- Discrimination against visible minorities may limit the opportunities of individuals in these groups to move into ownership housing. Ray (1994) cites one study conducted in the late 1970's which showed that real estate firms participated in discriminatory practices. Other recent Canadian studies of discrimination in the housing market include Bernèche (1990) and Henry, Tator, Mattis, and Rees (1995). Nevertheless, there continues to be a need for further research on the role of discrimination in the tenure patterns of immigrants.

### **Immigrant Groups Generally Had Lower Levels of Living in Single Detached Dwellings Than Non-Immigrants**

- Clayton (1994) found that immigrants were less likely than non-immigrants to live in single detached dwellings, although these differences declined the longer immigrants resided in Canada. The differences were most pronounced in the Montreal CMA. Similar results were found by Mongeau and Séguin (1993) who observed that immigrants in Montreal were less likely to live in single detached dwellings and more likely to live in "other" dwellings" – a category that includes "plexes" and low rise apartments. Ray (1994), however, found that Italian immigrants in Toronto had a higher propensity to live in single detached dwellings than other immigrants or non-immigrants, while Caribbeans had a higher propensity to live in high rise apartments.
- The housing type choices of immigrants reflect not only varying income levels, and therefore purchasing power, but also the type of stock available in immigrant reception areas. Usually such areas have greater proportions of semis, attached dwellings and plexes. This is particularly true in Montreal. While type choices also reflect preferences for different dwelling types, they may also reflect differing strategies to maximize limited resources, for example, purchasing a duplex and renting half to friends, relatives or strangers.

#### **3.3.3 Effect of Intervening Variables**

##### **Differences Continue in Tenure Patterns Among Immigrants of Different Ethnic Backgrounds After Controlling for Other Variables**

- While socio-economic factors account for some of the differences between immigrants and non-immigrants, differences continue to persist even after

controlling for the effects of demographic variables, socio-economic status and period of immigration.

- While higher income and occupational status of immigrants are likely to be associated with higher levels of homeownership, most studies have found that when such factors are controlled, immigrants still tend to have different ownership levels compared to non-immigrants.
- Balakrishnan and Wu (1992), in a multivariate analysis of household data from the 1986 Census Public Use Sample, found that, after controlling for a range of demographic and socio-economic factors, including period of immigration, "large differences still exist in the probability of home ownership among the ethnic groups" (p. 398). They found that compared to the average ownership rate in Toronto, Italians were 32% more likely to own; Blacks were 11% less likely to own. Western and Northern Europeans were similar to the British in likelihood of home ownership.
- Ray (1994) concludes that while the ownership rate among Italian immigrants in Toronto was influenced only marginally by socio-economic status and period of immigration, the converse was true for Caribbean immigrants whose rate of ownership was strongly affected by factors such as income and household type. (There was a high proportion of lower income single-parent and non-family households among Caribbean immigrants.)
- Mongeau and Séguin (1993), in their study of Montreal immigrants and non-immigrants, found that when either income or occupation was controlled, immigrants were still more likely than non-immigrants to own. This was attributed to a higher value placed on homeownership as further measured by immigrant owners' willingness to pay a higher proportion of their income on housing costs.

### **3.3.4 Changes in Housing Preferences Over Time**

#### **Likelihood of Owning Generally Increases with Length of Stay in Canada**

- Ray and Moore (1991) found that period of immigration affects housing tenure with the highest ownership rates being among those who immigrated before 1976 and gradually falling off after that. While period of immigration is associated "...with the length of time immigrants have had to adjust to a new society and to gain sufficient capital; timing is also linked to changes in economic conditions in housing markets, especially in large cities" (p. 10). Increasing ownership levels were also found among more established immigrants in the City of Montreal by Bernèche (1990) and in the Montreal CMA by Mongeau and Séguin (1993).

- Clayton (1994) found that propensities to form households and to own increased as the length of time immigrants were in Canada increased (using period of immigration as a proxy for length of time in Canada). For example, while immigrant households generally had higher ownership propensities than non-immigrants, recent immigrants across different countries of origin had lower ownership propensities than non-immigrants. Generally, immigrants took 10 to 15 years to approximate the ownership rates of non-immigrants.
- The fact that many immigrants rent during their initial years following immigration is not surprising. In the first few years, most new immigrants are concerned with finding employment, obtaining language training, placing their children in school, etc. During this initial period of adjustment, many new immigrants are more likely to rent than own until they accumulate the necessary resources to purchase and/or are sufficiently settled and informed as to know where they should purchase a home.

### **3.3.5 Comparison of the Findings with Other Countries**

#### **Immigrants in European Cities Have Tenure Patterns Which are Different from Immigrants in Canadian Metropolitan Areas**

- Studies from European countries which have received large numbers of immigrants reveal findings which contrast with the Canadian examples. For example, Swedish immigrants, especially southern Europeans such as Italians and Greeks, tend to have a lower rate of owner occupancy than the Swedish-born (Kemeny, 1985, 1987; Biterman, 1993). This is in spite of the fact that some of these groups have been in the country for a long period of time. In contrast, southern European immigrants to Canada seem to have a higher propensity to own than Canadian-born. This could be the result of a number of factors, namely, that southern European immigrants in Sweden are more temporary in nature and that it is easier for them to return to their home country from Sweden than from Canada; that their origins are different in terms of the urban/rural dimension; or perhaps that it is easier to move into home ownership in Canada than in Sweden, where there are generally fewer opportunities for freehold ownership. The Portuguese were also found to exhibit different patterns in Europe and Canada. Ray and Moore (1991) refer to a study by Brettell (1981) of the Portuguese in Toronto and Paris (France) in which it is observed that the Portuguese in Toronto are much more willing to enter into homeownership than their counterparts in Paris. The higher level of homeownership is due to the stronger level of community support and sense of permanency in Toronto compared to Paris. More generally, these studies point to some of the problems inherent in transferring findings from different countries where housing conditions, the cause of immigration and the process of integration vary.

### **In European Cities Ethnic Differences Tend to Remain after Controlling for Differences in Other Demographic and Socioeconomic Variables**

- Similar to the Canadian studies, research from Sweden indicates that ethnic differences in housing patterns remain after controlling for variables such as socio-economic status, age and household type (Kemeny, 1985, 1987). Biterman (1993), in her analysis of housing careers in Stockholm, found that current socio-economic status was the most powerful predictor of the transition rate from rental to owner occupancy for both immigrants and Swedes. Manual workers were much less likely to buy a house than clerks and professionals. There was, however, considerable variation in home ownership propensities among ethnic groups according to occupational status. The likelihood of home ownership varied considerably by ethnic group for manual workers but not for clerks and professionals. Biterman suggests that these findings support the theory that workers behave more according to ethnicity while professionals act more according to social class. It also supports the suggestion that ethnicity has an indirect impact on housing careers through occupational careers.

### **In Australian Study Differences in Ownership Levels Due Primarily to Other Variables**

- In contrast to Sweden, Bourassa (1994) found that differences in ownership rates between various immigrant groups in Australia could be attributable primarily to factors such as length of time in the country, distance from the home country and economic status. Only the relatively higher than expected ownership rates for immigrants from Italy, Lebanon and Malta could not be fully accounted for by factors such as income and length of time in the country.

## **3.4 Summary and Conclusions**

The literature which analyzes tenure and housing type patterns among immigrants and non-immigrants remains limited although there is a growing interest in the topic. Tenure choices have several dimensions to them. First, housing choices are related to a number of demographic and socio-economic factors such as household type, household size, income and wealth which help to determine household needs and constraints. Second, cultural norms and values which are often transported from the country of origin are important in accounting for housing choices. Finally, in a more general sense, housing is an important aspect of the process of integration into the predominant society and, as such, is related to other aspects of adjustment such as language, employment, education and finally, acculturation.

The following summarizes the major findings of the literature review:

- Tenure patterns of immigrants are a complex interplay of a number of factors including characteristics of immigrants themselves (period of immigration, household type, income and place of birth) and characteristics of the housing in the area in which they settle (e.g., tenure proportions in the broader community, type and tenure of housing available in immigrant reception areas, housing market conditions at the time of immigration).
- Tenure patterns of immigrants also are affected by such non-monetary resources as language skills, accessibility to a community support network, including family and relatives, and the existence of separate ethnic institutions.
- In the first few years following immigration, new immigrants are more likely to rent than own until they accumulate the necessary resources to purchase and/or are sufficiently settled and informed as to know where they should purchase a home.
- As time progresses, the ownership levels of immigrants tend to approach those of non-immigrants. In the Canadian situation, the adjustment process takes approximately 10 to 15 years, after which time the ownership propensities of many immigrant groups exceed that of non-immigrants.
- Irrespective of income and period of immigration, some immigrant groups have a strong predilection towards home ownership. For some groups, e.g., Italians and Portuguese, home ownership has been a value in and of itself, and for many such immigrants, owning one's own home has been perceived to be more important than educational and occupational achievement. Many immigrant groups are willing to live in crowded conditions and share their housing with others in order to direct a larger share of their resources towards purchasing a home. That immigrants tend to have larger households, are more likely to live in extended family situations, and are willing to rent out a part of their home, allows them to save more money for purchasing a home than non-immigrants of a similar income level, who tend to be less willing to live in crowded conditions and less likely to rent out a part of their home.
- Among more recent waves of immigrants, the pattern is more complex. Some Asian groups have higher propensities than non-immigrants. Other groups, such as Caribbeans and Latin Americans, have lower ownership propensities – in part, the lower propensities among these latter groups are due to income and household type (more non-family and single-parent households), although other cultural factors may also be at work.



- Generally, a lower proportion of immigrant households live in single detached dwellings than non-immigrants, although in some urban centres the differences are not great. To some extent, dwelling type choices reflect either the stock available in immigrant areas (i.e., greater proportions of semis, plexes, low rise apartments) or the kinds of housing and tenures which immigrants can afford.

In the data analysis, further investigation will be undertaken with the 1991 census to try to explain differences in tenure choices between immigrants and non-immigrants and among immigrants from different places of origin. As well, we will seek to identify the relative importance of underlying socio-economic and demographic variables and "cultural" differences.

## 4.0 FOCUS GROUPS

### 4.1 Introduction

Three focus group discussions, one each in Toronto, Vancouver and Montreal, were organized during the months of May and June 1994. They were attended by a total of 54 participants representing individuals and agencies who work with immigrants from a wide variety of cultural/ethnic/racial backgrounds. Appendix B lists the focus group participants.

In Toronto, members of a research group, Housing Experiences of New Canadians, which is associated with the University of Toronto School of Social Work, were invited to participate in a focus group discussion. In Montreal and Toronto, individuals and organizations with an interest in immigrants and their housing were identified and then recruited by mail and follow-up telephone calls. In all three cases, participants were advised in advance of the general questions which would be covered in the discussion.

In Toronto, a room for the focus group was provided by the School of Social Work, and in Montreal space was provided by the Université du Québec's INRS-Urbanisation. In Vancouver, facilities were rented from Simon Fraser University's Harbour Centre. The Montreal focus group was conducted in French.

Each group discussion was moderated by a facilitator who used a series of questions to solicit opinions from the group. The questions focused on the following areas: (i) the main housing issues facing immigrants; (ii) impediments to obtaining housing; and (iii) immigrants' housing preferences in terms of tenure and house form. Each session was taped and a detailed summary prepared and analyzed.

### 4.2 Major Findings

The summaries of the Toronto, Vancouver and Montreal focus group discussions are presented below.

**These summaries are based on the comments of the participants and are statements of opinion, attitude and belief rather than of fact.**

The focus group discussions are summarized for Toronto, Vancouver and then Montreal, the order in which the discussion took place.

#### **4.2.1 Toronto Focus Group**

The discussion in Toronto focused on the following topic areas:

- The Effect of Financial and Other Resources on Housing Choice
- Barriers in the Housing Market
- Effect of Immigrants' Demographic Characteristics On Housing Need
- Preference For Ownership Housing
- Other Housing Preferences and Needs.

#### **The Effect of Financial and Other Resources on Housing Choice**

- Participants thought that the level of resources which immigrants have when they come to the Toronto area is the most important factor affecting housing selection. Resources include not only monetary resources but also language skills, educational background, employment status (professional or non-professional), and access to family, relatives and friends who can help them find a place to live.
- Immigrants' resources were seen to be related to the economic and political conditions of the country they left and their position in that country.
- Immigrants' resources vary with the immigrant category to which they belong. For example, those belonging to the investor group are more likely to end up owning while other immigrants tend to rent.
- Refugees usually enter Canada with the least amount of resources. Many refugees initially live in emergency accommodation which can have a negative effect on their lives. Further, it can be difficult to leave emergency accommodation because of welfare cutbacks and the need for the first and last months' rent.

#### **Housing Selection Process and Barriers and Obstacles to Housing Choice**

- The ability to access information on housing and other services is an important factor in the settlement process. Often immigrants will rely on their own family, friends or relatives or a community organization to assist them in their search for housing. While this social network provides immigrants with the information that is necessary to find housing, it was also observed that depending upon such a network might also limit the options open to new immigrants.
- Participants cited landlords' attitudes as an obstacle to finding suitable accommodation. For example, many immigrants experience stigma by landlords because of their different appearance, language and cultural customs; others experienced racial discrimination.

## **Demographic Characteristics of Immigrants**

- Immigrants in the Toronto area live primarily in families, many of which are extended families. Refugees, however, are often single males who later bring their families over. Many refugees double up so they can afford to pay rent.
- The extended family was thought to be important to a broad range of ethnic groups (e.g., Portuguese, Chinese, Africans, Caribbeans and South East Asians).
- The extended family was viewed as providing many benefits to its members and to society in general. It was viewed as a way of providing family members with support and assistance and as a way of decreasing the demand for such societal/community services as day care for younger children and nursing care for the elderly. However, it was also noted that the extended family has a tendency to put pressure on women to play more traditional roles.
- While the first generation of immigrants is most likely to live in an extended family, subsequent generations are progressively less likely to do so. The incidence of the extended family pattern tends to decline over time, with subsequent generations more and more likely to exhibit the family patterns observed among the Canadian-born, that is, fewer extended and more nuclear families. It was hypothesized that the decline of the extended family may be a result of increased income, acculturation, and/or the lack of appropriate housing for extended families.

## **Tenure Preferences**

- Participants generally felt that immigrants operated in a "constrained choice" environment due to a lack of financial and other resources and a lack of appropriate housing.
- Most new immigrants, except for those who come in through the investor class, are likely to rent initially rather than own because of financial constraints and a lack of certainty about employment.
- As an example, it was noted that the Chinese from Hong Kong who immigrate under the investor category will almost always purchase a home, while working class Chinese immigrants are more likely to rent. Typically, the working class Chinese immigrants find employment in retail and service sectors of Chinatown and will find rental accommodations downtown, close to their place of employment.
- While immigrants rent during the early years of immigration, participants generally felt there to be a strong preference for ownership among many ethnic groups. The ability to own is of course tied to income and job security, both of which have been under siege in these more difficult economic times.

- It was noted that the strong attachment to owning in many cultures (e.g., Greeks, Portuguese, Africans) may reflect the fact that many immigrants previously lived in small villages where owning land and having one's own house is highly valued.
- To maximize ownership possibilities, many immigrants are willing to double-up or rent out part of their home. For some groups, such as the Caribbeans, owning was mentioned as a way of having their contribution to society recognized.
- Many of those who have immigrated to Canada to escape a difficult political situation plan to return home. For example, many Somalis view their stay in Canada as non-permanent and plan to return home; they may, however, buy a home in Canada as an investment. Others, intending to return when the political situation improves, send money back home where it is possible to buy a home for much less money.
- However, even among those who do plan to move back, the desire to return decreases over time. For example, many of the Chinese who left mainland China years ago to escape communism, had planned to return; however for many, that plan has faded.

### **Other Housing Preferences and Needs**

- The prevalence of the extended family in the immigrant population has led many to seek relatively large rental dwellings; these were reportedly difficult to find.
- It was felt that the lack of appropriate housing may contribute to the decline of the extended family over time. Restrictive zoning practices or by-laws governing the number of persons in a house were seen as "an attack on the extended family".
- According to some participants, many immigrants do not apply for assisted housing because there is a lack of appropriately-sized (i.e., larger) social housing units. This practice becomes a self-fulfilling prophecy: because of the lack of supply, larger households do not put their names on waiting lists, with the result that there appears to be no demand for larger units.
- For some cultures, specifically the Portuguese, Italian, and Caribbean, the basement is an important part of the house where most family and social gatherings take place. It was noted that some groups, e.g., Portuguese, will invest a lot of time and money in improving the basement.
- The outdoor area is also important for those who are accustomed to being in the open air, for example, those from Caribbean countries. Apartment balconies and grade level backyards of houses are particularly important for these immigrants.

- Finally, there was a consensus that in housing and planning, there is a need for greater flexibility in regulations which should recognize a wider variety of family types, such as the extended family. There was an overall feeling that more housing should be designed and built to meet the needs of the extended family.

#### **4.2.2 Vancouver Focus Group**

The discussion focused on the following topics related to immigrants and their housing choices:

- Housing and Community Integration
- Demographics
- Housing Affordability, Housing Conditions and Overcrowding
- Other Barriers Affecting Housing Choice
- Housing Preferences

#### **Housing and Community Integration**

- Participants talked about the importance of housing as more than just shelter but also as a means to community integration. Housing was seen as a community or social issue: regardless of income, immigrants want to participate in the broader community.
- Related services such as schools and access to community services are part and parcel of housing choice decisions. While it was believed that all immigrants require the use of community services, the elderly and those who had lived in refugee camps prior to arriving in Canada were identified as having a stronger need for assistance in order to become integrated into the larger society.
- Some participants representing co-operatives viewed this type of housing as one which provided residents with a supportive community network.
- More established groups help one another while non-established groups are more likely to rely on their own resources. Immigrants and refugees from Iran and Central America were cited as being more on their own and without friends or relatives to assist them in looking for housing.
- Newcomers, especially refugees fleeing violent situations, move frequently.

#### **Demographics**

- Many families who immigrate to Canada are larger than non-immigrant families, with the majority having at least two children. Households are larger because of a greater number of children and/or the presence of grandparents. For example,

it was mentioned that Vietnamese families have four or more children and that Iranian immigrants frequently sponsor their parents.

- The type of Chinese who are immigrating to Canada has been changing. Among the more recent Hong Kong immigrants, the elderly and the young often do not live together; sometimes the elderly refuse to come to Canada. Younger couples are having smaller families – one or two children compared to 3 to 5 previously. More recent Chinese immigrants from Hong Kong are a mix of childless couples and couples with children.
- Typical immigrants from Hong Kong are professionals who are 45+ years old. Many cannot secure desired employment here and as a result keep their jobs in Hong Kong and commute back and forth and are referred to as "astronauts" by their community.
- Most refugees are single males.

### **Housing Affordability, Housing Conditions and Crowding**

- *Affordability* was identified as the key constraint that limits the range of housing options available to immigrants to Vancouver. Homeownership is beyond the range of consideration for most immigrant groups; the exception, is those who come to Canada under the investor class.
- Affordability is less of a concern for Hong Kong Chinese immigrants who come in under the investor category and who typically purchase a home immediately upon arrival in Canada. However, one individual who works with Chinese immigrants noted that Canada has been "picking the cherries" from Hong Kong and that many who would like to immigrate cannot because they do not qualify as investors.
- Many families and individuals who immigrate must deal with the combined effects of lower incomes, due to lower wages or being on welfare, and the shortage of affordable rental housing. As a result, many immigrants spend too high a proportion of their income on housing while others live in inadequate or crowded housing.
- Many immigrants live in housing that is "not livable", that is, in accommodation that is in very poor condition and/or located in illegal basement apartments.
- Many immigrants live in crowded conditions in either apartments, townhouses or basement apartments. Because of supply limitations, many families must live in two-bedroom apartments and double-up to reduce housing costs.

- Even middle-income earners pay a high proportion of their income for living quarters which are often not sufficiently large. One participant said that even though he had been in Canada for nine years, he was paying 60% of his income to rent a two-bedroom townhouse to accommodate a family of six.
- The most difficult housing situation is that of refugees who have left their country without any money and arrive in Vancouver with few resources and no one to help them. For a single person who is a refugee, sharing is often the only housing option.

### **Other Barriers to Housing Choice**

- Throughout the discussion, other barriers to immigrants' housing choice emerged. For example, the lack of English language skills was seen to restrict an immigrant's ability to become informed about available housing and government programs and policies. Also shared accommodation, generally the most affordable type of housing, is hard to seek out because of the language barrier.
- Another barrier involves the relationship between landlords and immigrant tenants. Many participants cited cases of landlords who are reluctant to rent to immigrants because they are perceived to be high-risk tenants.
- Some landlords are reluctant to rent to immigrants because of their larger families and other preconceived ideas such as: immigrants make too much noise, immigrants will have too many visitors; or immigrants will create food odours.
- Prejudices towards visible minorities such as Ethiopians, many of whom are well educated, has forced them to live in some of the worst areas of the city; this was perceived as limiting their ability to contribute to society.
- The lack of language skills and knowledge about tenants' rights and landlords' obligations were seen to render immigrants vulnerable to illegal activities by landlords, particularly around damage deposits.
- Other barriers which affect immigrants' housing choices are the legal controls and regulations regarding accessory apartments or the use of housing. For example, basement apartments are not legal in various part of the City.

### **Housing Preferences**

#### **Tenure**

- While most people want to own, for the reasons discussed above, many immigrants end up renting.



- Recent Hong Kong immigrants want to purchase their dwelling either in the form of a condominium or a single detached dwelling.
- According to a participant from the Indo–Canadian community, purchasing a home is the first priority of this group of immigrants and they will make great sacrifices to attain this goal. They will live with friends or relatives until they find a job and will bring their wife and family over when they are settled. They will rent out part of their home to friends or strangers to help save money to buy a home.

### **House Form and Density**

- Most families would prefer a house or ground–oriented dwelling. Where they have no choice but to live in apartments, participants said these should be better designed for children.
- While most immigrants prefer a single detached dwelling, a townhouse with some outdoor space was viewed as being acceptable. Participants wanted to see more high density housing without compromising quality of life.
- Many of the more affluent immigrants from Hong Kong, especially those with children, want to own their home and they want their home to have a garden. According to a realtor who attended the session, 60% of those coming from Hong Kong prefer to live in condominiums while 40% were looking for larger single detached dwellings.
- Often, Hong Kong families who have purchased a single detached home find its maintenance to be more than they expected, and subsequently move to a condominium. Childless couples want to live in condominium high rises.
- While families generally need larger dwellings, participants expressed the need for more two–bedroom suites which can be shared by singles.
- Representatives of some immigrant groups, such as Latin Americans, liked the concept of housing co–operatives which provides them with needed social support and a community–oriented environment. On the other hand, Eastern European representatives said they would prefer to be more integrated with the rest of society.
- Many participants wanted to see a greater range of alternatives, for example, equity co–operatives or lease–to–own options, so that families could own their dwelling down the road.

### **4.2.3 Montreal Focus Group**

The Montreal discussion is summarized according to the following major topics:

- Demographic Characteristics
- Constraints and Barriers to Housing Choice
- Housing Preferences
- House Form and Other Housing Preferences

#### **Demographic Characteristics**

- Many immigrants come to Montreal with large families – either many children, an extended family or both.
- Most refugees are single persons who plan to bring their families over once they are settled.

#### **Constraints and Barriers to Housing Choice**

- When immigrants arrive in Montreal their choice is generally limited by their income, although some do arrive who are better off financially.
- The financial situation of immigrants initially determines where they will live. Those with more money have more choice in neighbourhoods and types of dwellings.
- For many immigrants their limited income combined with their lack of knowledge of either French or English limits their ability to find housing. During the first or second year, they are often overwhelmed by the need to adjust to their new country, including the language problem. The "concierge" often provides assistance during their first year in Canada with various details about their housing, e.g., how the heating works, etc.
- In Montreal certain areas are considered as "quartiers de réception" or immigrant reception areas. Many immigrants move into apartment blocks in these areas because the rents are cheap, and they want to be with people from their own ethnic background. Also, they may simply not know of other options. Often landlords who own a number of apartment blocks will place people of similar backgrounds in the same buildings. According to group participants, many buildings in these areas are of very poor quality and landlords invest little in their maintenance.
- Participants felt that reluctance by landlords to rent to immigrant families with a large number of children was the major constraint to immigrants in finding rental housing.

- In addition, visible minorities often face racial discrimination which sometimes forces them to live in ghettos. Those on social assistance face another form of prejudice.
- The lack of larger sized units for families with children and for extended families results in many families living in crowded conditions.
- Welfare regulations, which have the effect of decreasing the incomes of individuals who share accommodation, discourage such sharing among single refugees.

## **Housing Preferences**

### **Tenure**

- In the beginning, many immigrants do not even think about owning; they are too preoccupied with the demands of moving into a new country, learning a new language, obtaining employment, and placing their kids in school, among other things. Also, the process of becoming a homeowner is often daunting to newcomers. Renting is therefore, usually the choice in the first years.
- Tenure is to a large extent determined by what is available in the immigrant reception areas. As housing in these areas tends to be predominantly rental, many immigrants start out as tenants. In other words, immigrants are first and foremost concerned with seeking out an appropriate residential area, rather than whether they will rent or own.
- However, according to participants, homeownership is a dream and goal of many immigrants. Many immigrants come from situations where they owned their own place even if it was only a small building or in poor condition. Ownership is so important that they will often hold down two or three jobs to afford the mortgage; acquiring furniture for the house is often postponed.
- The decision to purchase a home is seen as more of a commitment by some immigrants. They do not plan to resell and think of owning as something they will do for a long time; some are affected by the political uncertainty in Quebec.
- For some groups, purchasing a home is the only way they can find accommodation for their large household. Even if immigrants own their home, they will often live in crowded conditions.
- Owning a home is perceived by many as a way of avoiding discrimination and having greater control over one's life. Some people will buy a small, inexpensive home way out in the suburbs, even if it is far from public transit, to feel more in control on their lives.

- Some immigrants, such as those from Eastern Europe, have a predilection for co-operative housing, having been exposed to it in the home country. There are other kinds of co-operatives besides those in Canada, e.g., building co-operatives where people actually build their own housing – many immigrants are familiar with these. It was also suggested that equity co-operatives be explored as a way for immigrants to gain access to homeownership.

### **House Form and Other Housing Preferences**

- While many immigrants initially move into apartment blocks in the immigrant reception areas, those who have a better knowledge of French or who are better off financially move into duplexes or triplexes. Some groups, such as Latin Americans, do not like to live in duplexes or triplexes. They prefer apartments which they believe to be less isolating and more conducive to meeting neighbours.
- For many immigrants, the ultimate objective is to own a single detached dwelling. Other immigrants, however, prefer duplexes or triplexes, and there are those who prefer higher density forms of housing.
- Various immigrant groups (for example, the Chinese and Italian) have shown a preference for duplexes which they either share with relatives or rent out to assist with housing costs. The conversion of duplexes and triplexes to one-family homes offers a potential solution for larger families with many children and/or relatives.
- Because they are more familiar with cement buildings, many immigrants do not like the wood structures found in older parts of Montreal. Many immigrants are uncomfortable with the outdoor stairs characterizing older plexes in Montreal.
- Immigrants place different degrees of importance on housing. Those from some Middle Eastern countries such as Lebanon, are most concerned about the exterior. They value a building with "standing" or "status" and are willing to live in crowded conditions and pay high rents to live in such a building. Others place a greater value on being able to buy such commodities as televisions and cars.
- Some cultural groups have particular design needs. For example, those who traditionally sleep on the floor, look for places with broadloomed floors. Some groups, from the tropical countries for example, prefer the kitchen to be separate from the rest of the dwelling because of the strong spices they use in cooking.
- Other immigrants, the South East Asians for example, frequently want to be able to work in the basement where they may operate a home-based business or do contract work such as making garments.

- Many of the immigrants who move to Montreal come from tropical countries and are used to relatively high levels of neighbourhood activity.
- Noise transmission and soundproofing are a concern not only to neighbours of immigrants but also to other immigrant groups, for example, those from Eastern Europe.

### **4.3. Summary and Conclusions**

The following summarizes the findings of the three focus groups. Although the findings are based on the views of a limited number of participants, in most cases the participants worked with immigrant organizations and hence, their views generally represent broader experiences beyond their own personal circumstances. The quantitative analysis using 1991 Census data will explore some of these issues in more detail. Others may warrant further research.

#### **Financial and Other Resources Affect Housing Choices**

- The level of resources that immigrants have when they come into the country was seen to be the most important factor affecting the housing choices of immigrants.
- Resources refer not only to income and financial situation, but also to support network, language skills and available community resources.
- Immigrants' resources reflect the political and economic state of the country they have left as well as their standing in that country and the circumstances surrounding their departure.

#### **Most Recent Immigrants Rent – Except Investor Immigrants**

- Most immigrants, except those who come under the investor/business class, rent upon their arrival to Canada.
- The housing choices of recent immigrants was seen by participants to be constrained not only by their resources but also by the characteristics of the available housing stock. For example, many immigrants end up in crowded conditions because they cannot find suitable affordable accommodation for their larger household size.
- Immigrants often end up living in rental housing that is in very poor condition. This point was especially noted by participants in the Montreal and Vancouver groups.

- Most immigrants do not purchase a home during the first few years of arrival. During this period, they are becoming acclimatized to the customs of Canada, looking for employment, choosing a school for their children, learning the language, etc. Often they move into buildings or neighbourhoods where people of their ethnic heritage live; this provides an immediate source of companionship and assistance.

### **Landlords' Limit Choice**

- Participants noted that landlords prefer not to rent to families with children, especially larger families, or to individuals from different cultural or racial backgrounds; this also functions as a constraint in the housing selection process of immigrants.

### **The Extended Family is Important**

- The extended family was noted by participants in all three urban centres as being important to immigrants from a variety of cultures, especially for first generation immigrants. The importance was seen to decline among second generation immigrants.
- The extended family was seen as providing support to family members and decreasing the need for community services such as day care and seniors services.
- It was generally felt that there was a need for more flexibility in the design of units, and in the planning and regulating of housing to take into account diverse family types, including the extended family. In Montreal, there is a strong potential to accommodate the extended family through conversions of duplexes or triplexes into single family homes.

### **Need for Larger Sized Units**

- In all three centres, the lack of suitable housing for larger families, especially in the rental market, means that many immigrants live in crowded housing conditions.
- Participants noted that larger dwellings were needed by the generally larger family sizes of immigrant households resulting from more children and extended families.

### **Homeownership is an Important Goal**

- In all three focus groups, participants agreed that most immigrant families aspire to homeownership. In many cases, this desire for home ownership is rooted in their cultural traditions. Many would have owned their home in their country of

origin, especially those who had lived in rural areas; they therefore value ownership and are predisposed to it as a tenure option.

- It was noted that this preference for ownership cuts across most cultural groups and that immigrants will often buy a larger home which they can share with relatives or friends or which can be partially rented out to strangers. Immigrants will often live in crowded conditions, work at more than one job and defer other purchases in order to own a home.

### **Ground-Oriented Housing Preferred**

- Just as homeownership is a prominent goal for most immigrants, the single family dwelling was also seen to be the preferred house form.
- In Montreal, some groups prefer duplexes or triplexes which can be shared or provide rental income.
- In Vancouver, where high house prices have pushed ownership beyond the grasp of most immigrants (as well as many Vancouverites), participants thought that affordable ground-oriented dwellings (such as townhouses) would be an acceptable alternative.

### **Condominium Tenure Important in Vancouver**

- In Vancouver, according to those involved in the real estate market, approximately 60% of Hong Kong immigrants who want to purchase their own place (most come in under the investor/business category), were said to prefer condominiums, the other 40% prefer a single detached house with a garden.
- Some Hong Kong immigrants who initially purchase a single detached dwelling later moved to a condominium to reduce their home maintenance.

### **Interest in Co-operatives and Alternative Financing Arrangements**

- Some groups were seen as being particularly suited to co-operative style of living as they had experience with them in their country of origin, for example, Latin Americans.
- Building co-operatives and equity co-operatives were suggested as being other avenues which should be examined to give immigrants better access to ownership. Others talked about rent-to-own financing to make ownership more accessible to immigrants.

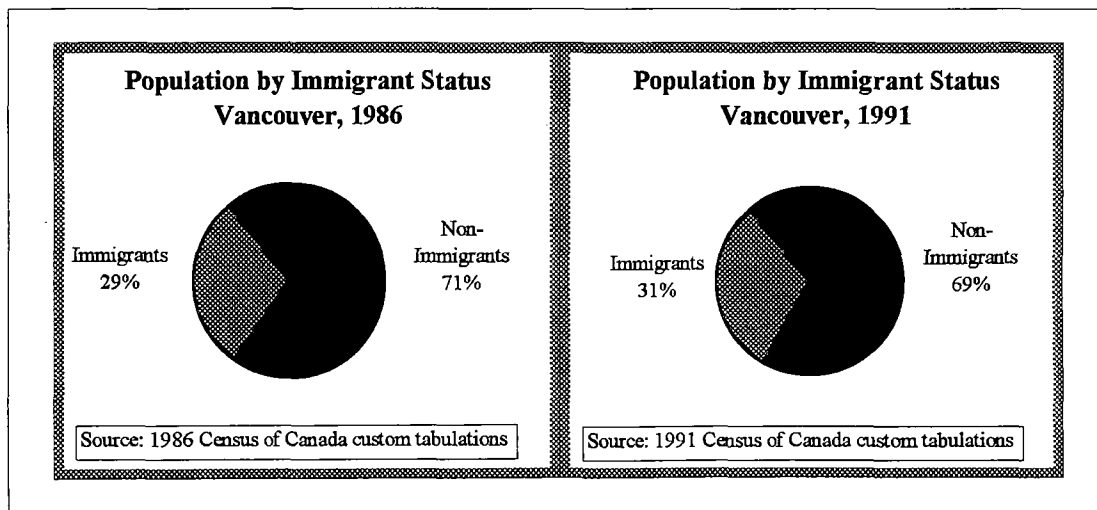
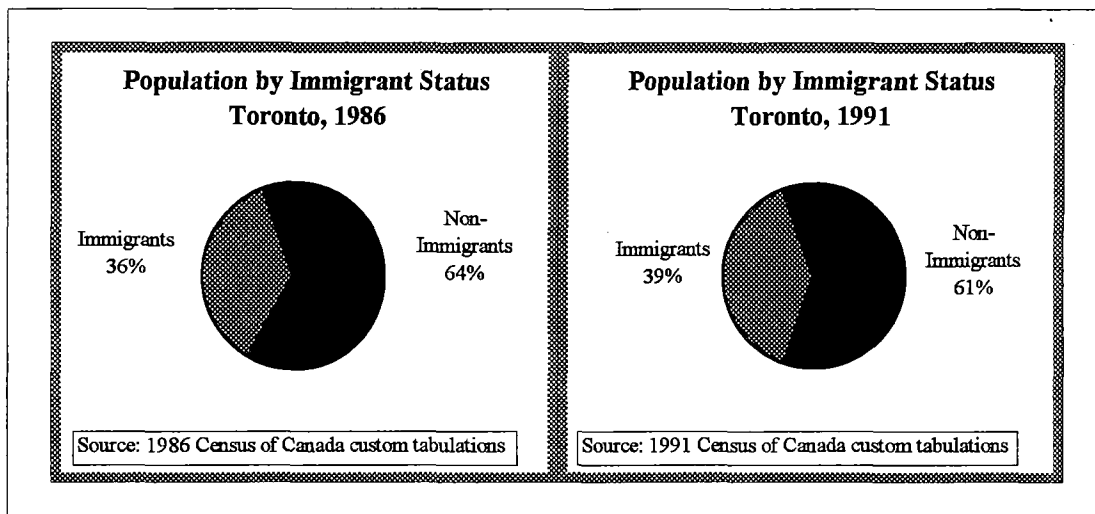
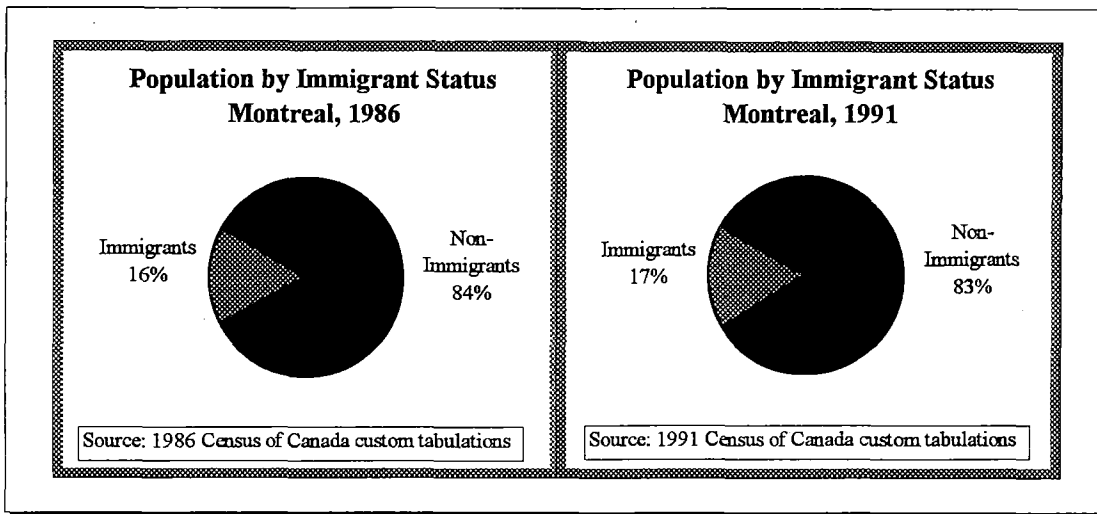
## **Refugees Have Least Resources**

- Refugees are usually single persons, mostly males, who tend to bring their families over later. Refugees were seen by most participants as having the fewest resources and the most difficulty in finding affordable rental housing. They often end up in emergency accommodation.
- Participants noted that welfare guidelines inhibit them from sharing accommodation. More two-bedroom units which could be shared were seen as a housing solution for the refugee group.
- Many political refugees plan to return home and do not see Canada as a permanent home. They may send money home to their relatives and purchase a dwelling back home where housing is more affordable – or they may buy here as an investment. Often, over time, the desire to return home decreases.

## **Other Housing Features**

- Outdoor living spaces were noted as being particularly important to immigrants from tropical countries, whether these are apartment balconies or outdoor living areas for ground-oriented dwellings.
- For many immigrant groups, basements are particularly important. In Toronto, basements functioned as the real living rooms where family gatherings took place (for example, among the Caribbeans and Portuguese). In Montreal, basements provide some immigrant groups a place from which to operate a home business or do contract work, for example, sewing for the garment industry.
- In Montreal, improved soundproofing was mentioned as being particularly important, not only because of children, but for multi-unit structures in general.





## 5.0 PROFILE OF IMMIGRANTS IN 1991

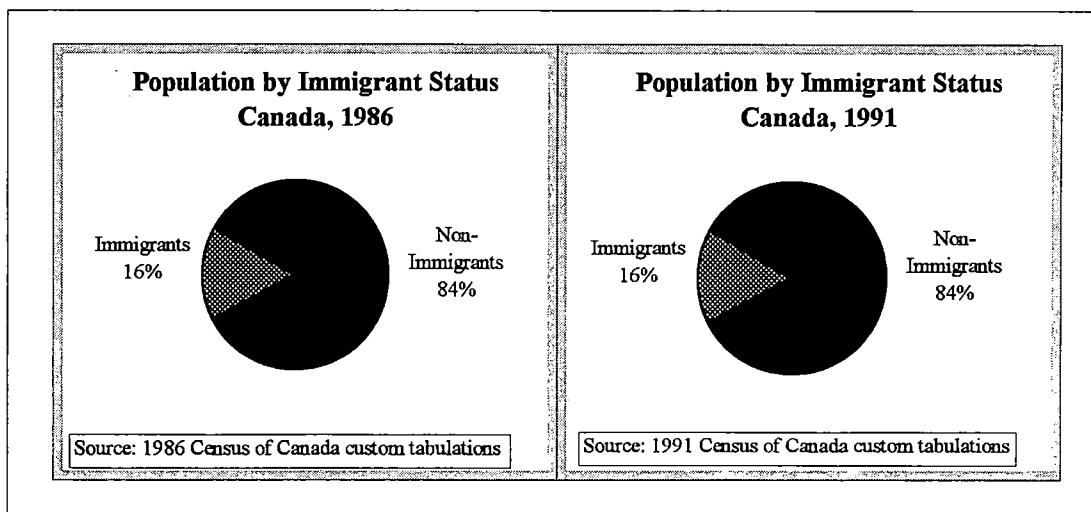
### 5.1 Introduction

This chapter provides a profile of immigrant characteristics in 1991 covering such topics as place of birth, period of immigration, living arrangement, household size, household income and household type. Selected characteristics are compared for 1986 and 1991.

### 5.2 Overview

#### One in Six Canadian Residents Was an Immigrant in 1991

- In 1991, there were 4.3 million immigrants out of a total population of 27.3 million persons – representing one in six persons, the same proportion as was reported for 1986 (Clayton, 1994). Over 814,000 immigrants entered Canada between 1986 and 1991 (almost twice the total for each of the two previous five-year periods), reflecting higher annual immigration targets during this time.



#### Immigrants Increased as a Share of the Population in the Three Major CMA's Between 1986 and 1991

- In 1991, Toronto had the highest proportion of immigrants (39%) followed by Vancouver (31%) and Montreal (17%). Between 1986 and 1991, immigrants increased their share of the population in all three areas.

**Table 5.1**  
**Percent Distribution of Immigrant Population by Place of Birth and Period of Immigration**  
**Canada, Montreal, Toronto and Vancouver, 1991**

	<b>All Immigrants</b>	<b>Prior to 1966</b>	<b>1966- 1970</b>	<b>1971- 1975</b>	<b>1976- 1980</b>	<b>1981- 1985</b>	<b>1986- 1991</b>
<b>CANADA</b>							
Europe	54.5%	87.8%	64.3%	39.5%	31.2%	28.7%	22.8%
Asia	24.6%	3.7%	14.2%	27.4%	39.8%	43.7%	49.9%
South East Asia	7.2%	0.3%	2.3%	6.7%	16.9%	17.2%	12.9%
Rest of Asia	17.4%	3.4%	12.0%	20.7%	22.9%	26.4%	36.9%
Africa	3.8%	1.0%	3.4%	6.0%	5.5%	4.7%	6.6%
Central&S. America	5.1%	0.8%	2.7%	6.7%	7.3%	9.1%	10.1%
Caribbean/Bermuda	5.4%	1.1%	6.9%	10.6%	8.5%	6.8%	6.1%
All Other Places	6.7%	5.6%	8.5%	9.9%	7.7%	7.0%	4.6%
Total Percent	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Total Number	4,311,050	1,514,470	537,295	568,145	461,460	415,915	813,765
<b>MONTREAL</b>							
Europe	48.1%	86.4%	61.5%	39.1%	25.8%	22.0%	16.9%
Asia	23.5%	3.5%	11.8%	19.7%	35.1%	38.2%	46.2%
South East Asia	7.3%	0.2%	1.7%	6.6%	17.1%	19.9%	9.1%
Rest of Asia	16.2%	3.3%	10.0%	13.0%	18.0%	18.3%	37.1%
Africa	8.1%	4.0%	12.3%	10.1%	8.9%	7.3%	10.5%
Central&S. America	6.6%	0.6%	2.5%	6.6%	7.8%	12.4%	13.6%
Caribbean&Bermuda	10.4%	1.9%	8.8%	19.6%	18.8%	17.0%	10.4%
All Other Places	3.4%	3.6%	3.1%	4.9%	3.7%	3.0%	2.4%
Total Percent	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Total Number	518,345	161,400	61,460	62,695	60,175	56,620	115,995
<b>TORONTO</b>							
Europe	49.4%	90.2%	63.9%	36.2%	27.2%	25.1%	21.4%
Asia	28.1%	3.5%	14.3%	28.3%	41.2%	46.2%	51.5%
South East Asia	7.3%	0.3%	2.3%	6.3%	16.1%	15.3%	11.6%
Rest of Asia	20.8%	3.1%	12.0%	22.0%	25.1%	30.9%	39.9%
Africa	4.0%	0.8%	2.5%	5.3%	5.8%	4.8%	6.8%
Central & S. America	6.7%	0.9%	3.5%	9.9%	9.9%	11.7%	9.9%
Caribbean & Bermuda	8.8%	2.0%	11.4%	16.6%	12.7%	9.0%	8.5%
All Other Places	3.0%	2.6%	4.3%	3.6%	3.2%	3.2%	2.0%
Total Percent	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Total Number	1,462,485	408,415	191,610	218,090	158,960	148,140	337,270
<b>VANCOUVER</b>							
Europe	40.4%	81.4%	52.7%	27.5%	22.6%	21.3%	11.8%
Asia	44.3%	10.6%	29.5%	46.9%	58.6%	63.3%	73.8%
South East Asia	10.2%	0.8%	3.9%	10.1%	18.8%	18.0%	16.4%
Rest of Asia	34.0%	9.8%	25.6%	36.8%	39.8%	45.3%	57.4%
Africa	3.3%	0.8%	2.3%	8.0%	5.1%	2.9%	3.1%
Central & S. America	2.6%	0.7%	1.8%	2.4%	3.2%	3.6%	4.7%
Caribbean & Bermuda	1.1%	0.7%	2.2%	1.6%	1.5%	0.8%	0.5%
All Other Places	8.3%	5.8%	11.4%	13.5%	9.0%	8.0%	6.1%
Total Percent	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Total Number	472,795	128,740	55,890	71,655	58,365	51,970	106,175

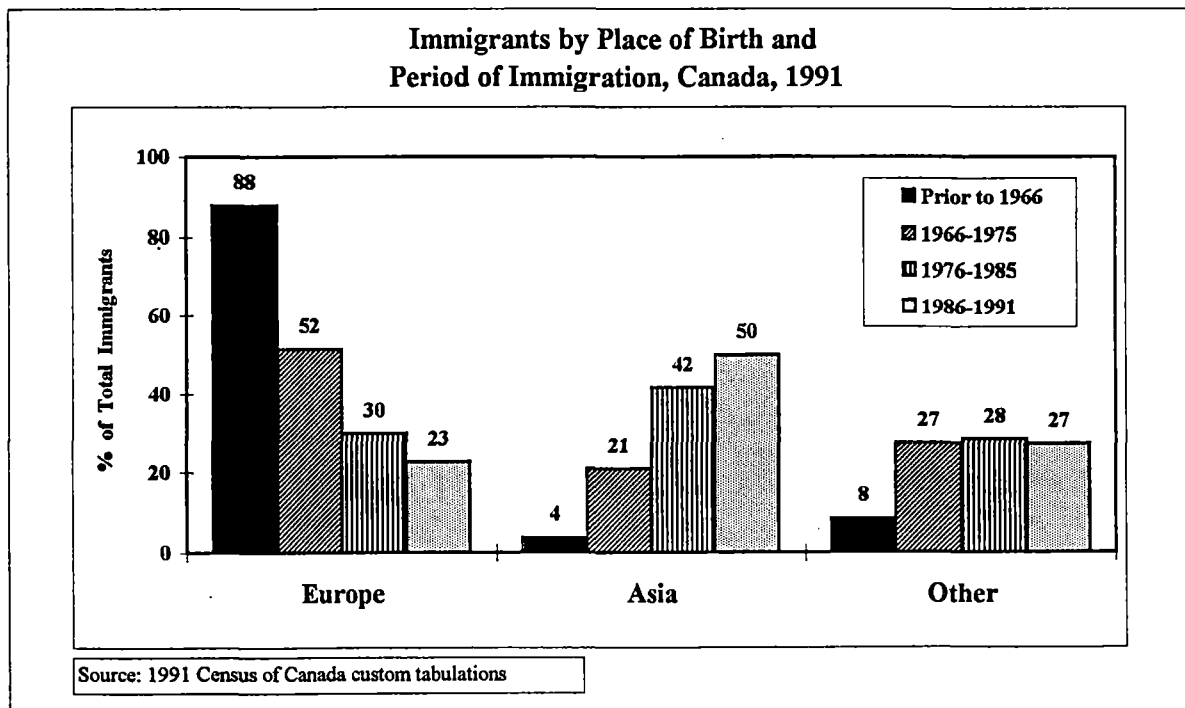
Source: 1991 Census of Canada custom tabulations

## Over Forty Percent of Recent Immigrants Moved to the Toronto CMA

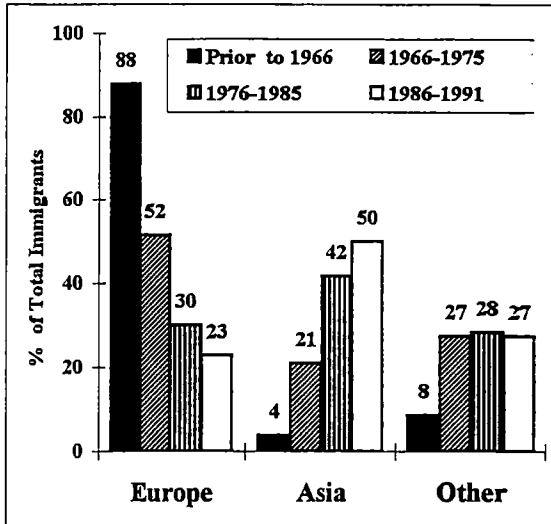
- In 1991, just over two thirds (68%) of all recent immigrants (those who immigrated between 1986 and 1991) were living in one of the three major CMA's in Canada with the most population destination being Toronto (refer to Table 5.1, page 44). Forty-one per cent (41%) of recent immigrants were living in the Toronto area, 14% in Montreal and 13% in Vancouver.

## Increasing Importance of Immigrants from Asia, Especially Rest of Asia

- In 1991 European immigrants accounted for 55% of all immigrants living in Canada, followed by those from Asia (25%), the Caribbean (5%), Central and South America (5%) and Africa (4%). Immigrants from All Other Countries, which includes the United States, Australia and New Zealand, accounted for 7% (refer to Table 5.1 on the opposite page).
- In 1991 Asian immigrants accounted for half of Canada's recent immigrants – up from the previous five-year period. The majority of Asians arrived from the Rest of Asia (a category which includes Hong Kong immigrants) who accounted for 37% of recent immigrants compared to 26% for the previous five year period (1981–85). During this time, the ratio of immigrants from South East Asia declined.
- The proportion of immigrants from Europe continued to decline, accounting for 23% of immigrants between 1986 and 1991.

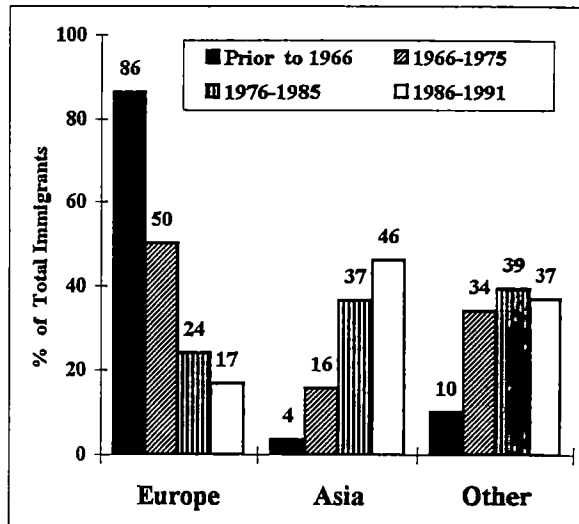


**Immigrants by Place of Birth and Period of Immigration, Canada, 1991**



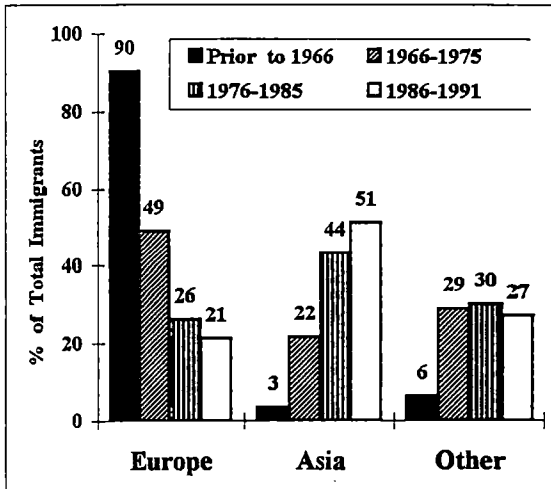
Source: 1991 Census of Canada custom tabulations

**Immigrants by Place of Birth and Period of Immigration, Montreal, 1991**



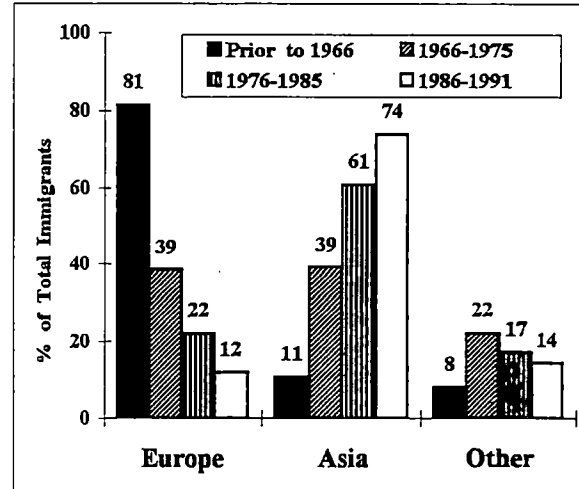
Source: 1991 Census of Canada custom tabulations

**Immigrants by Place of Birth and Period of Immigration, Toronto, 1991**



Source: 1991 Census of Canada custom tabulations

**Immigrants by Place of Birth and Period of Immigration, Vancouver, 1991**



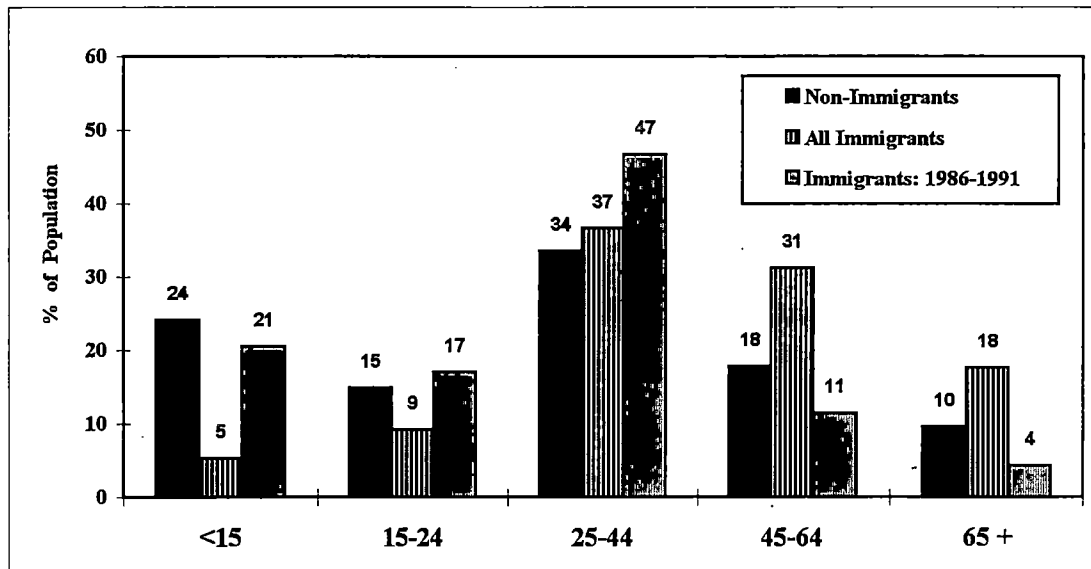
Source: 1991 Census of Canada custom tabulations

- The proportion of immigrants from Central and South America increased marginally from 9% to 10% as did the proportion of those from Africa, whose share increased from 5% to 7%. Immigrants from both of these groups of countries included many who entered Canada as refugees.
- The proportion of immigrants from the Caribbean and Bermuda declined marginally from 7% between 1981 and 1985 to 6% between 1986 and 1991 while the proportion of immigrants from Other Countries decreased from 7% to 5%.

### **Half of Recent Immigrants in Toronto and Montreal and Just Under Three Quarters of Immigrants in Vancouver Were Asians**

- In Toronto, just over half of the immigrants arriving between 1986 and 1991 came from Asia – up from 46% in the previous five-year period. The largest share, 40%, arrived from the Rest of Asia. The proportion of immigrants from Africa increased from 5% to 7% while the proportion from Central and South America declined slightly from 12% to 10%. Over the 1986 to 1991 period, European immigrants accounted for 21%, down from 25% in the previous five-year period. Immigrants from All Other Countries was relatively insignificant at 2%.
- In Montreal, 46% of the immigrants who came to Canada between 1986 and 1991 had originated in Asia – up from 38% in the previous five-year period. As in the Toronto experience, the bulk of Asian immigrants in 1991 arrived from the Rest of Asia. Montreal received higher proportions of immigrants from Central and South America, Africa, and the Caribbean and Bermuda compared to the other two CMA's during the 1986–1991 period – 11%, 14% and 10%, respectively. These figures reflect immigration from French-speaking countries in Africa and the Caribbean (for example, Haiti), and the appeal of the French-speaking environment to South Americans. The proportion of immigrants arriving from All Other Countries was relatively insignificant in the Montreal CMA – 2%.
- In Vancouver, just under three quarters (74%) of the immigrants who arrived between 1986 and 1991 arrived from Asia; 57% from the Rest of Asia and 16% from South East Asia. During this period there were only small proportions of immigrants arriving from Africa (3%), Central and South America (5%), and the Caribbean and Bermuda (0.5%). Immigrants from Europe and All Other Countries accounted for 12% and 6%, respectively.

**Percent Distribution of Population by Age  
Showing Place of Birth and Period of Immigration, Canada, 1991**



Source: 1991 Census of Canada custom tabulations

## 5.3 Socio-Demographic Characteristics

### 5.3.1 Age Distribution

Age is associated with factors which strongly influence the housing people need and can afford; for example, it is associated with stage in the life cycle, income and employment status. Younger individuals are less likely to form their own households and are more likely to be living with their families. Young adults tend to move into their own place which they usually rent. As individuals move through their mid-twenties and their mid-thirties, they are likely to form couples, have children, and purchase homes. As individuals and couples age, ownership rates tend to increase until retirement age (65 years), at which point they begin to decline. In undertaking an analysis of household patterns and housing choices, it is therefore, important to understand the underlying age structure and to control for age, that is, to compare households in similar age groups.

#### Immigrants as a Whole Tend to be Older Than Non-immigrants

- The immigrant population has an age structure which is different from the non-immigrant population. Because immigrants' Canadian-born offspring become non-immigrants, immigrants as a whole tend to be older than non-immigrants and recent immigrants. For example, in 1991, 18% of all immigrants were 65 years of age or more compared to 10% of non-immigrants and 4% of recent immigrants (refer to Tables A1.1, A1.2, A1.3 and A1.4 in Appendix D and chart on the opposite page).

#### Recent Immigrants are Concentrated in the 25 to 44 Year Age Group

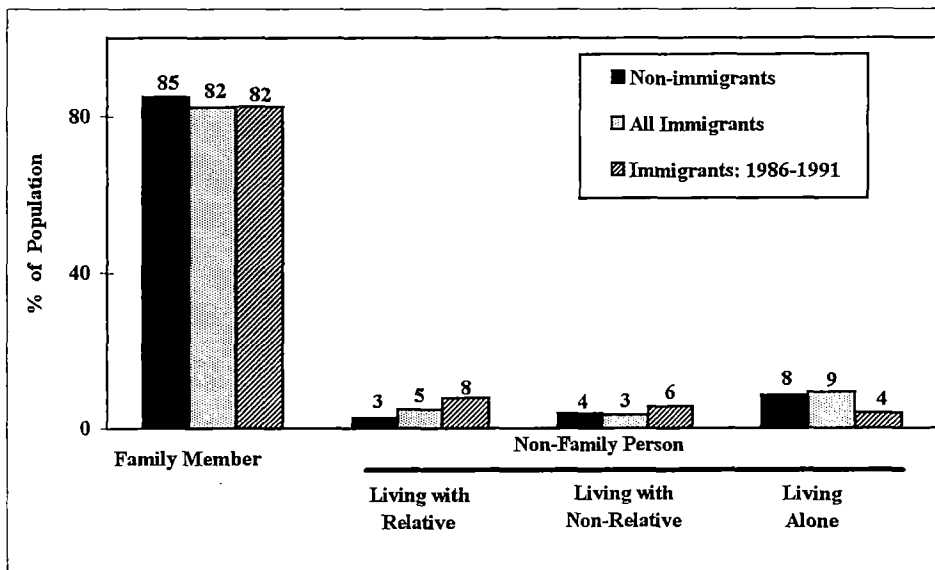
- Recent immigrants, those who immigrated between 1986 and 1991, tend to be concentrated in the 25-44 year age group – nearly half (47%) are in this age category compared to 34% of non-immigrants and 37% of all immigrants.
- Conversely, recent immigrants include a lower proportion of persons aged 45-64 – just 11% compared to 20% of non-immigrants and 31% of all immigrants.

#### Among Recent Immigrants, the Age Distribution Varies with the Country of Origin

- There are minor variations in age distribution among recent immigrants from different countries of origin. Some of these differences include, for example, the fact that 24% of recent immigrants from the Caribbean and Bermuda were between 15 and 24 years old compared to 17% for all recent immigrants; and that 15% of immigrants from the Rest of Asia were between 45 to 64 years compared to 11% of all recent immigrants. While these differences might impact on the overall differences in headship and tenure rates among immigrants from different places of origin, they will not affect age specific rates.



**Population by Immigrant Status and Living Arrangements, Canada, 1991**



Source: 1991 Census of Canada custom tabulations

### 5.3.2 Living Arrangements

Living arrangements also affect the kind of housing which is sought by households in terms of tenure, dwelling size and cost. Recent immigrants show a pattern of living arrangements that is different from the patterns observed among all-immigrants and non-immigrants (see Tables A2.1 to A2.4 in Appendix D and charts on the opposite and following page).

#### Immigrants Slightly Less Likely to Live in Census Families

- As is shown in the opposite chart, upon first moving to Canada, immigrants are less likely than non-immigrants to be a member of a census family.<sup>3</sup> For example, 82% of recent immigrants are members of a census family compared to 85% of non-immigrants. Over time, the proportion of immigrants who are in a census family approaches that of non-immigrants (but remains lower for immigrants who have been in Canada longer as they are skewed towards older persons who are more likely to live alone). The increase over time in the proportion of immigrants who are members of a census family reflects the establishment of their own families by relatives in extended families and by non-family individuals.
- An examination of the likelihood of living in a census family by place of birth at the Canada-wide level, shows that immigrants from the Caribbean and Bermuda are least likely while those from the Rest of Asia and Central and South America are most likely to live in a census family. (Table A2.1 in Appendix D.) Immigrants from the Caribbean and Bermuda have the lowest proportion of individuals living in census families; immigrants from the Rest of Asia and Central and South America have the highest.

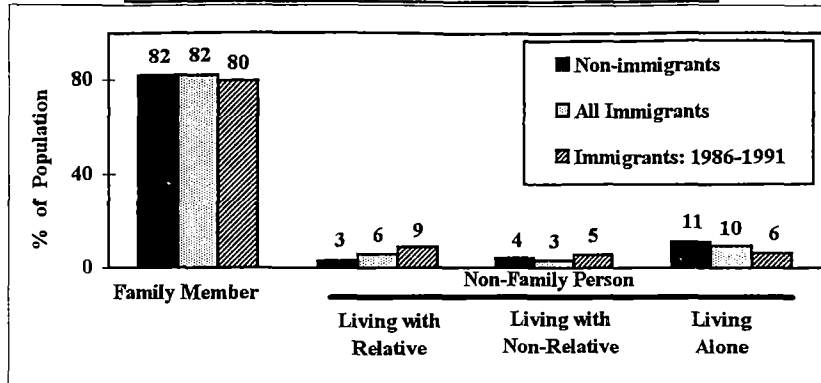
#### Immigrants More Likely to Live in Extended Families

- A higher proportion of recent immigrants live in extended families, i.e., with relatives, than non-immigrants. For example, 8% of recent immigrants compared to 5% of all immigrants and 3% of non-immigrants are non-family persons living with relatives. The proportion of non-family members living with relatives among immigrants gradually decreases over time. Recent immigrants from South East Asia and the Caribbean and Bermuda have the highest proportion of non-family persons living with relatives, 11% and 13%, respectively.

---

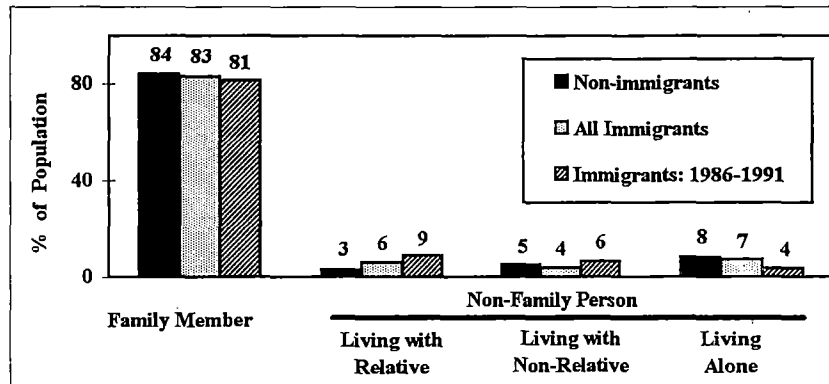
<sup>3</sup> A census family includes husband and wife couples with or without children and lone parent families. A Census family does not include other relatives.

**Population by Immigrant Status and Living Arrangements, Montreal, 1991**



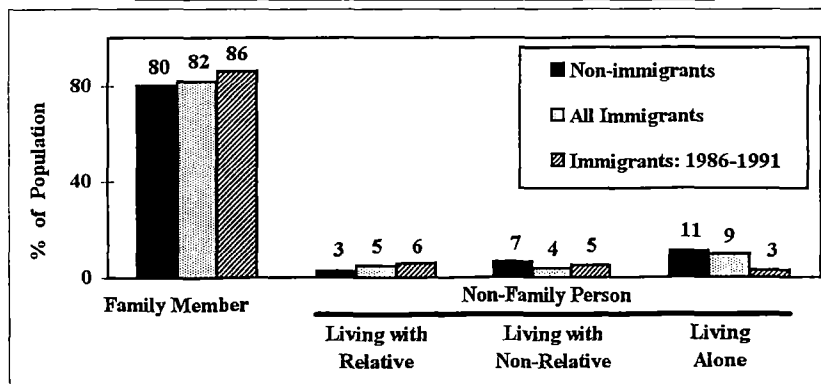
Source: 1991 Census of Canada custom tabulations

**Population by Immigrant Status and Living Arrangements, Toronto, 1991**



Source: 1991 Census of Canada custom tabulations

**Population by Immigrant Status and Living Arrangements, Vancouver, 1991**



Source: 1991 Census of Canada custom tabulations

### **Recent Immigrants More Likely to Be Non-Family Persons Sharing Accommodation**

- Recent immigrants are also more likely than all immigrants and non-immigrants to be non-family persons living with non-relatives. Thus, 6% of recent immigrants are in this situation compared to 3% of all immigrants and 4% of non-immigrants. Relatively high proportions of recent immigrants from South East Asia, Africa and the Caribbean and Bermuda are non-family persons living with non-relatives

### **Proportion of Immigrants Living Alone Lower Among Recent Immigrants**

- Generally, the proportion of immigrants living alone (9%) is comparable to that of non-immigrants (8%). However, the proportion of recent immigrants living alone is much lower – 3%. The exception to this occurs among recent immigrants from Africa, 8% of whom live alone.

### **Pattern of Living Arrangements Similar for CMA's as for Canada as a Whole**

While the pattern of living arrangements of immigrants is roughly similar in the three major CMA's as for Canada as a whole, some differences do exist:

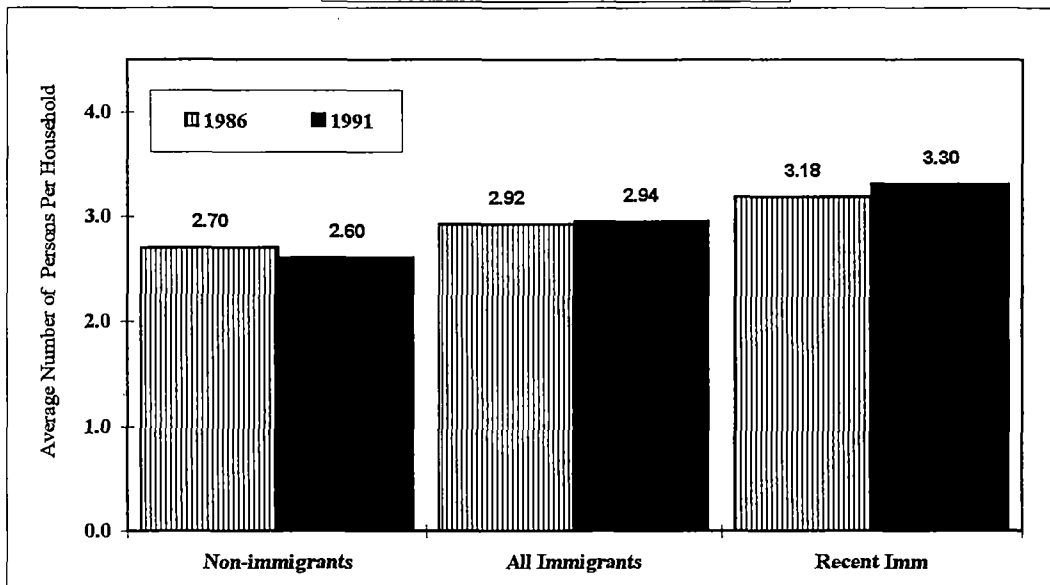
- The pattern of living arrangements in the Toronto CMA most closely mirrored that of Canada as whole.
- In Vancouver, recent immigrants are more likely than non-immigrants to be members of a family than they are in Toronto and Montreal.

### **5.3.3 Household Size**

In this section and in subsequent sections dealing with characteristics of households, the immigrant status of the household maintainer is used to determine whether the household is considered an immigrant, non-immigrant or recent immigrant household.

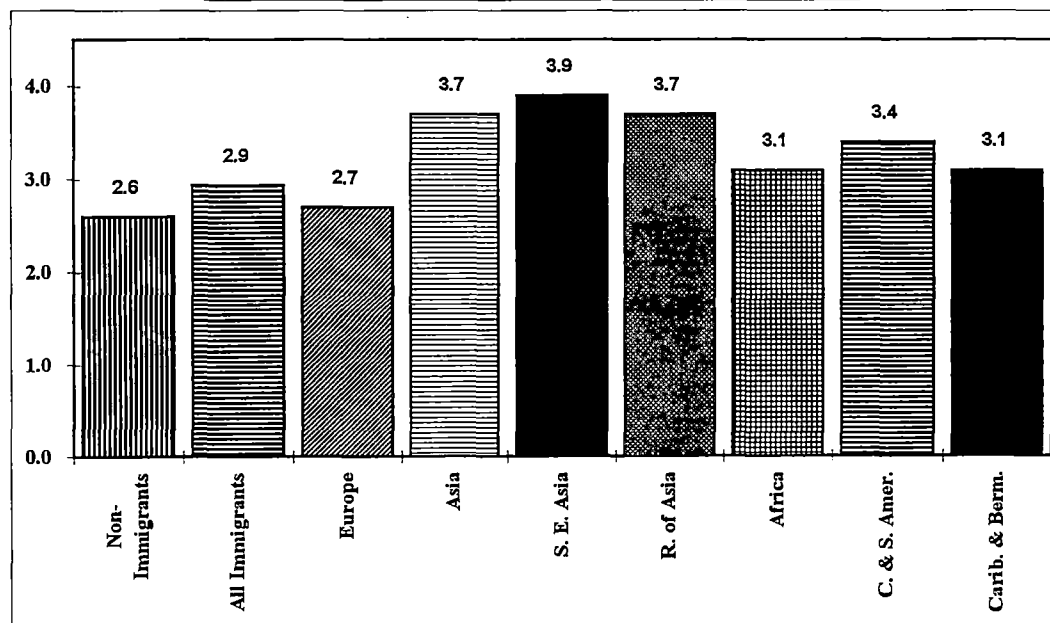
Detailed data on household sizes for immigrants and non-immigrants by age of head for all households, family and non-family households are provided in Table 5.2 on page 56 and in Tables A3.1 to Table A3.4 in Appendix D. Differences in household size by immigrant status and place of origin are illustrated in the charts on page 54.

**Average Household Size by  
Immigrant Status of Head  
Canada, 1986 and 1991**



Source: 1991 Census of Canada custom tabulations

**Average Household Size by Immigrant Status  
and Place of Birth, Canada, 1991**



Source: 1991 Census of Canada custom tabulations

## **Households Headed by Immigrants, Especially Recent Immigrants, are Larger Than Those Headed by Non-Immigrants**

- Immigrants tend to live in larger households than non-immigrants. For example, Table 5.2 on page 56 shows that for 1991 the average size of households headed by recent immigrants is 3.3 persons, compared to 2.9 for households headed by immigrants and 2.6 for households headed by non-immigrants. Across all age groups, households headed by immigrants are comparatively larger.
- Household sizes are negatively associated with length of time in Canada; that is to say, the longer households live in Canada, the smaller the households become and the more household sizes tend to approximate those of non-immigrants. Immigrants who have been in Canada the longest have households that are smaller than non-immigrants due largely to the fact that the immigrants have an older age profile.
- Immigrant household sizes are largest where the household maintainer is between 35 and 54 years of age; recent immigrant households in these age categories are the largest.
- Among family households, immigrant households are also much larger than non-immigrants – 3.5 persons per household for immigrants compared to 3.1 for non-immigrants.

## **The Size of Immigrant Households Varies with Place of Birth**

- There are significant differences in household size amongst households headed by immigrants from different places of origin. For example, Asian immigrants have the largest households – 3.7 persons, followed by Central and South Americans – 3.4 persons. Households headed by immigrants from the Caribbean and Bermuda and from Africa have 3.1 persons per household. Households headed by European immigrants were the smallest at 2.6 persons – reflecting the aging of earlier immigration waves from Europe.

## **South East Asian Family Household Sizes Largest**

- Similar differences exist among family households. The largest family households are headed by South East Asians with an average household size of 4.3 persons (reaching 4.6 persons among families with household maintainers 45 to 54 years of age).
- Families from the Rest of Asia have an average household size of 4.1 persons followed by immigrants from Central and South America (3.9 persons) household) and Africa and the Caribbean and Bermuda (3.7 persons). European immigrant families have the smallest households (3.2 persons).

**Table 5.2**  
**Average Household Size by Place of Birth, Period of Immigration**  
**and Age of Household Maintainer**  
**For All, Family and Non- Family Households**  
**Canada, 1991**

	Age Groups						Total
	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	
<b>All Households</b>							
TOTAL	2.1	2.8	3.4	3.0	2.3	1.8	2.7
Non- immigrants	2.1	2.7	3.3	2.9	2.2	1.7	2.6
All immigrants	2.4	3.0	3.7	3.4	2.7	1.8	2.9
Europe	2.1	2.8	3.5	3.3	2.5	1.8	2.7
Asia	2.7	3.4	4.1	4.2	3.6	2.4	3.7
South East Asia	2.9	3.6	4.2	4.2	3.7	2.8	3.9
Rest of Asia	2.5	3.3	4.1	4.1	3.6	2.4	3.7
Africa	2.1	2.6	3.6	3.6	2.8	1.9	3.1
Central & S. America	2.6	3.3	3.9	3.7	2.9	2.1	3.4
Caribbean & Bermuda	2.3	3.0	3.6	3.4	2.8	2.2	3.1
All Other Places	2.1	2.7	3.3	2.9	2.2	1.7	2.6
<b>Family Households</b>							
TOTAL	2.1	2.8	3.4	3.0	2.3	1.8	2.7
Non- immigrants	2.1	2.7	3.3	2.9	2.2	1.7	2.6
All immigrants	2.4	3.0	3.7	3.4	2.7	1.8	2.9
Prior to 1966	0.0	2.8	3.5	3.2	2.5	1.8	2.5
1966- 70	2.1	2.7	3.6	3.4	2.8	1.9	3.1
1971- 75	2.2	2.9	3.8	3.6	3.0	2.0	3.4
1976- 80	2.3	3.4	3.9	3.7	3.0	2.0	3.4
1981- 85	2.4	3.4	3.8	3.7	3.3	2.2	3.4
1986- 91	2.5	2.9	3.7	4.0	3.5	2.3	3.3
<b>Family Households</b>							
TOTAL	2.6	3.3	3.8	3.4	2.7	2.3	3.2
Non- immigrants	2.5	3.2	3.7	3.3	2.6	2.3	3.1
All immigrants	3.0	3.5	4.1	3.8	3.1	2.4	3.5
Europe	2.7	3.3	3.9	3.6	2.9	2.3	3.2
Asia	3.6	3.9	4.4	4.4	4.0	3.1	4.2
South East Asia	3.6	4.2	4.6	4.6	4.2	3.3	4.3
Rest of Asia	3.6	3.8	4.4	4.4	3.9	3.0	4.1
Africa	2.7	3.3	4.1	4.0	3.2	2.5	3.6
Central & S. America	3.1	3.7	4.3	4.1	3.4	2.8	3.9
Caribbean & Bermuda	2.8	3.5	4.0	3.9	3.4	3.0	3.7
All Other Places	2.5	3.2	3.7	3.3	2.6	2.3	3.1
<b>Family Households</b>							
TOTAL	2.6	3.3	3.8	3.4	2.7	2.3	3.2
Non- immigrants	2.5	3.2	3.7	3.3	2.6	2.3	3.1
All immigrants	3.0	3.5	4.1	3.8	3.1	2.4	3.5
Prior to 1966	0.0	3.3	3.9	3.6	2.9	2.3	3.0
1966- 70	2.7	3.2	4.0	3.8	3.2	2.5	3.6
1971- 75	2.7	3.4	4.2	4.0	3.4	2.7	3.9
1976- 80	2.9	3.9	4.3	4.0	3.5	2.8	3.9
1981- 85	3.1	3.9	4.1	4.0	3.8	2.9	3.9
1986- 91	3.2	3.4	4.1	4.3	3.9	2.9	3.8
<b>Non- Family Households</b>							
TOTAL	1.6	1.3	1.2	1.2	1.2	1.1	1.2
Non- immigrants	1.5	1.3	1.2	1.2	1.2	1.1	1.2
All immigrants	1.7	1.5	1.3	1.2	1.1	1.1	1.2
Europe	1.6	1.3	1.2	1.2	1.1	1.1	1.2
Asia	1.8	1.6	1.4	1.3	1.3	1.1	1.5
South East Asia	2.1	1.9	1.6	1.4	1.4	1.3	1.7
Rest of Asia	1.7	1.5	1.3	1.3	1.3	1.1	1.4
Africa	1.8	1.5	1.3	1.2	1.2	1.1	1.4
Central & S. America	1.7	1.5	1.3	1.3	1.3	1.2	1.4
Caribbean & Bermuda	1.6	1.5	1.3	1.3	1.2	1.2	1.3
All Other Places	1.5	1.3	1.2	1.2	1.2	1.1	1.2
<b>Non- Family Households</b>							
TOTAL	1.6	1.3	1.2	1.2	1.2	1.1	1.2
Non- immigrants	1.5	1.3	1.2	1.2	1.2	1.1	1.2
All immigrants	1.7	1.5	1.3	1.2	1.1	1.1	1.2
Prior to 1966	0.0	1.3	1.2	1.2	1.1	1.1	1.1
1966- 70	1.6	1.4	1.2	1.2	1.2	1.1	1.2
1971- 75	1.6	1.4	1.2	1.2	1.2	1.1	1.3
1976- 80	1.7	1.5	1.3	1.3	1.2	1.1	1.3
1981- 85	1.7	1.5	1.3	1.3	1.2	1.1	1.4
1986- 91	1.7	1.5	1.5	1.3	1.2	1.1	1.5

Source: 1991 Census of Canada custom tabulations

## **Recent Immigrant Non-Family Households Larger than Non-Immigrant**

- Immigrant and non-immigrant non-family households are the same size – 1.2 persons per household. However, recent immigrant non-family households have 1.5 persons per household reflecting doubling up which often occurs among recent single immigrants. Household size for non-family households gradually decreases with length of time in Canada.
- The largest non-family household sizes are among households from South East Asia where the average size was 1.7 persons.
- The smallest household sizes are among older non-family households in all immigrant categories, except among certain recent older immigrant households, for example, those from South East Asia and the Caribbean and Bermuda.

## **Similar Patterns Observed at the Metropolitan Level**

The patterns observed at the national level are paralleled by those found at the CMA level (see Table A3.2 for Montreal, Table A3.3. for Toronto and Table A3.4 for Vancouver in Appendix D).

### **5.3.4 Household Type**

Table 5.3 on the following page provides a distribution by household type for immigrants and non-immigrants in 1991 and shows how this distribution varies with period of immigration and place of origin. More detailed tables are provided in Tables A4.1 to A4.4. in Appendix D.



**Table 5.3**  
**Household Type by Period of Immigration and Place of Birth**  
**Canada, 1991**

*Proportion of Households in Each Household Type*

	Non- family Households		Family Households				Total %
	Single Person	Other	Husb/Wife No Child	Husb/Wife w/Child	Lone Parent	Multiple Family	
TOTAL	22.8%	4.8%	24.9%	37.4%	9.0%	1.1%	100.0%
Non- immigrants	23.5%	5.1%	25.3%	36.4%	9.1%	0.6%	100.0%
All Immigrants	20.0%	4.0%	23.3%	41.2%	8.5%	2.9%	100.0%
Europe	22.3%	3.2%	28.2%	37.8%	6.9%	1.6%	100.0%
Asia	11.3%	5.3%	13.2%	54.8%	7.7%	7.7%	100.0%
South East Asia	10.4%	7.9%	11.0%	51.5%	11.1%	8.1%	100.0%
Rest of Asia	11.6%	4.3%	13.9%	56.0%	6.5%	7.6%	100.0%
Africa	18.9%	6.1%	16.6%	47.1%	8.8%	2.5%	100.0%
Central & S.America	13.3%	5.3%	12.6%	49.8%	15.4%	3.7%	100.0%
Caribbean & Bermuda	18.5%	5.7%	11.2%	36.7%	25.5%	2.4%	100.0%
All Other Places	28.9%	5.0%	26.0%	30.5%	8.6%	1.0%	100.0%
TOTAL	22.8%	4.8%	24.9%	37.4%	9.0%	1.1%	100.0%
Non- immigrants	23.5%	5.1%	25.3%	36.4%	9.1%	0.6%	100.0%
All Immigrants	20.0%	4.0%	23.3%	41.2%	8.5%	2.9%	100.0%
Prior to 1966	26.1%	2.9%	32.2%	30.6%	6.7%	1.5%	100.0%
1966- 70	16.4%	3.6%	19.0%	49.0%	9.5%	2.4%	100.0%
1971- 75	14.6%	3.8%	14.4%	52.7%	10.7%	3.8%	100.0%
1976- 80	14.3%	4.3%	14.4%	50.7%	11.0%	5.2%	100.0%
1981- 85	14.6%	5.0%	15.5%	48.0%	10.7%	6.3%	100.0%
1986- 91	14.3%	8.0%	16.0%	48.8%	8.9%	4.0%	100.0%

Source: 1991 Census of Canada custom tabulations

## **Differences in Household Composition of Immigrants and Non-immigrants**

For Canada as a whole, immigrant households are more likely than households headed by non-immigrants to be comprised of couples with children or multiple families, and less likely to be comprised of non-family single persons or childless couples (see Table 5.3 and Table A4.1).

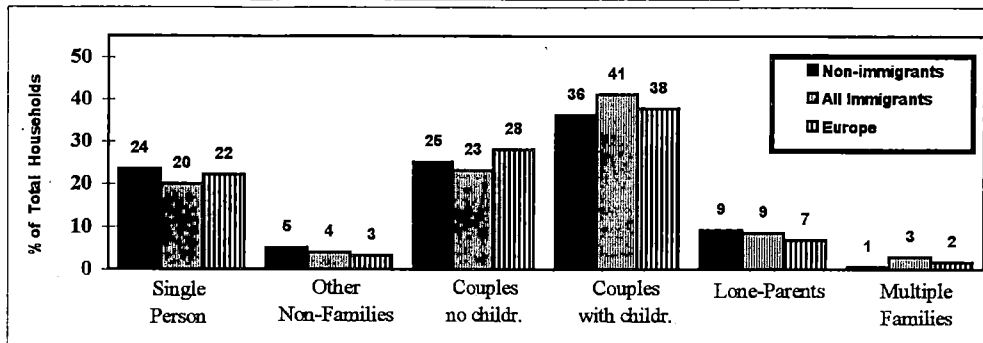
- Forty-one percent (41%) of immigrant households are couples with children compared to 36% of non-immigrant households. Three percent (3%) of immigrant households are multiple families compared to 1% of non-immigrants.
- Twenty percent (20%) of immigrant households are non-family single persons compared to 24% of non-immigrants; 23% of immigrant households are childless couples compared to 25% of non-immigrants.

### **Fewer Non-Family Single Persons, More Families with Children and More Multiple Families Among Recent Immigrants**

Among recent immigrants, the differences are more noticeable:

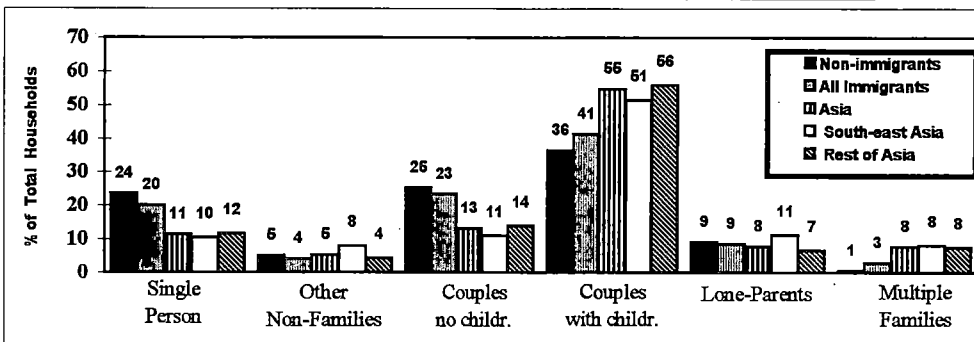
- For example, 14% of households headed by recent immigrants, are single persons compared to 20% of all immigrant households and 24% of non-immigrant households.
- Eight percent (8%) of households headed by recent immigrants are other non-family households (reflecting the doubling up of singles), compared to 4% for all immigrants and 5% for non-immigrants.
- Nearly half (49%) of recent immigrant households are husband-wife families with children compared to 36% of all immigrants and 37% of non-immigrant households. In part, this reflects the concentration of recent immigrants in the 25 to 44 age category.
- A smaller proportion of recent immigrants are childless couples – 16% compared to 25% of non-immigrants and 23% of immigrants.
- Lone parent families account for 9% of the households headed by recent immigrants, as well as all immigrants and non-immigrants.
- Four percent (4%) of recent immigrant households are multiple families compared to 3% of all immigrant households and 1% of non-immigrant households. The proportion of multiple families is lower among recent immigrants than for those who immigrated in the 1981–1985 period.

**Immigrant Households from Europe  
by Type of Household, Canada, 1991**



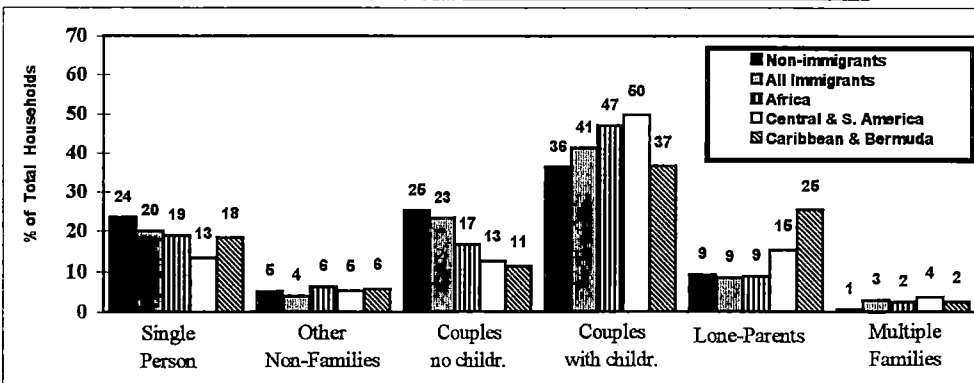
Source: 1991 Census of Canada custom tabulations

**Immigrant Households from Asia, S. E. Asia, & Rest of Asia  
by Type of Household, Canada, 1991**



Source: 1991 Census of Canada custom tabulations

**Immigrant Households from Africa, C. & S. America,  
Caribbean & Bermuda, by Type of Household, Canada, 1991**



Source: 1991 Census of Canada custom tabulations

## **Over Time the Household Mix of Immigrants Approximates That of Non-immigrants**

- Over time, the household mix of immigrants comes closer to that of non-immigrants. The proportion of persons living alone increases, the proportion of other non-family households decreases, and the proportion of multiple families decreases. The proportion of childless couples increases and the proportion of couples with children decreases. These changes may, however, simply reflect the aging of adult parents and/or the maturing of their children who then start up their own families.

## **Notable Differences in Household Type Among Immigrants From Different Places of Birth**

Several differences in household type are noticeable among immigrants from different places of birth as described below.

### **Multiple Families Most Common Amongst Those from Asia**

- Immigrant households from Asia are more likely to be multiple family households compared to other groups.
- Immigrants from Europe, Rest of Asia and Central and South America have the highest proportions of husband-wife families with children.

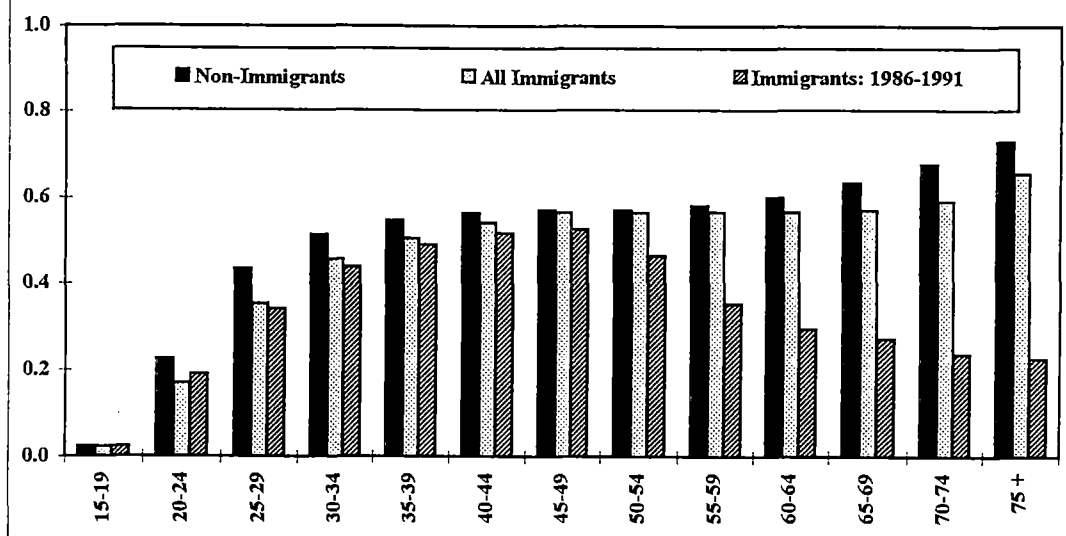
### **High Proportion of Single Persons from Europe, the Caribbean and Bermuda, and Africa**

- Among those from Europe, the Caribbean and Bermuda and from Africa, there is a high proportion of non-family single persons.

### **High Proportion of Lone Parent Households from the Caribbean and Bermuda as well as Central and South America**

- Twenty-six percent (26%) of households from the Caribbean and Bermuda and 15% from Central and South America are lone parent compared to 9% for all immigrants.

**Total Household Headship Rates by Immigrant Status and Age of Household Maintainer, Canada, 1991**



Source: 1991 Census of Canada custom tabulations

**Table 6.1  
Headship Rates by Period of Immigration, Place of Birth and Age of Household Maintainer  
For Total Households, Canada, 1991**

	<i>Proportion of Population in Each Age Group Who Are Household Maintainers</i>												
	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75+
<b>TOTAL</b>	0.024	0.218	0.424	0.506	0.539	0.558	0.569	0.570	0.578	0.592	0.618	0.659	0.710
Non-Immigrants (A)	0.025	0.225	0.435	0.514	0.547	0.563	0.571	0.572	0.582	0.601	0.635	0.678	0.731
All Immigrants (B)	0.022	0.169	0.354	0.458	0.506	0.541	0.565	0.565	0.567	0.566	0.572	0.592	0.657
Prior to 1966	NA	NA	0.394	0.478	0.524	0.548	0.546	0.550	0.586	0.605	0.619	0.663	0.727
1966-70	NA	0.188	0.363	0.483	0.515	0.512	0.572	0.609	0.612	0.595	0.595	0.582	0.533
1971-75	0.023	0.137	0.355	0.464	0.492	0.558	0.597	0.602	0.588	0.563	0.539	0.506	0.487
1976-80	0.017	0.161	0.369	0.451	0.500	0.550	0.581	0.573	0.526	0.475	0.417	0.395	0.413
1981-85	0.021	0.178	0.348	0.466	0.525	0.558	0.565	0.536	0.460	0.414	0.369	0.371	0.384
1986-91	0.024	0.190	0.342	0.439	0.490	0.517	0.526	0.464	0.353	0.296	0.273	0.237	0.227
% Difference A-B	11.7%	24.7%	18.5%	11.0%	7.5%	3.9%	1.1%	1.2%	2.4%	5.8%	9.9%	12.6%	10.1%
<b>TOTAL</b>	0.024	0.218	0.424	0.506	0.539	0.558	0.569	0.570	0.578	0.592	0.618	0.659	0.710
Non-Immigrants	0.025	0.225	0.435	0.514	0.547	0.563	0.571	0.572	0.582	0.601	0.635	0.678	0.731
All Immigrants	0.022	0.169	0.354	0.458	0.506	0.541	0.565	0.565	0.567	0.566	0.572	0.592	0.657
Europe	0.021	0.193	0.395	0.480	0.518	0.541	0.560	0.565	0.580	0.598	0.607	0.643	0.694
Asia	0.016	0.120	0.290	0.420	0.474	0.524	0.551	0.546	0.510	0.418	0.363	0.337	0.370
South East Asia	0.019	0.125	0.294	0.415	0.457	0.495	0.515	0.519	0.455	0.384	0.324	0.282	0.277
Rest of Asia	0.015	0.117	0.289	0.423	0.482	0.535	0.565	0.554	0.523	0.426	0.374	0.352	0.389
Africa	0.027	0.190	0.373	0.505	0.550	0.601	0.608	0.613	0.595	0.540	0.536	0.557	0.601
Central & S. America	0.022	0.182	0.369	0.468	0.517	0.560	0.579	0.561	0.503	0.493	0.451	0.430	0.383
Caribbean & Bermuda	0.032	0.219	0.396	0.507	0.572	0.597	0.633	0.634	0.620	0.602	0.521	0.452	0.413
All Other	0.036	0.218	0.387	0.436	0.463	0.513	0.548	0.532	0.550	0.553	0.597	0.653	0.740

Source: 1991 Census of Canada custom tabulations

## 6.0 HOUSEHOLD MAINTAINER STATUS

In this section of the report, we discuss the household headship patterns of immigrants and non-immigrants. "Headship rates" refers to the proportion of a particular age group who are maintainers of households, commonly referred to as household heads.

Headship rates for the population as a whole increase with age reflecting the higher likelihood of individuals establishing their own households as they mature. The higher household headship rate among those over 60 reflects the higher proportion of individuals living alone.

### 6.1 All Households

Household headship rates for Canada in 1991 are shown in Table 6.1 and are illustrated on the chart on the opposite page, page 64 and page 66.

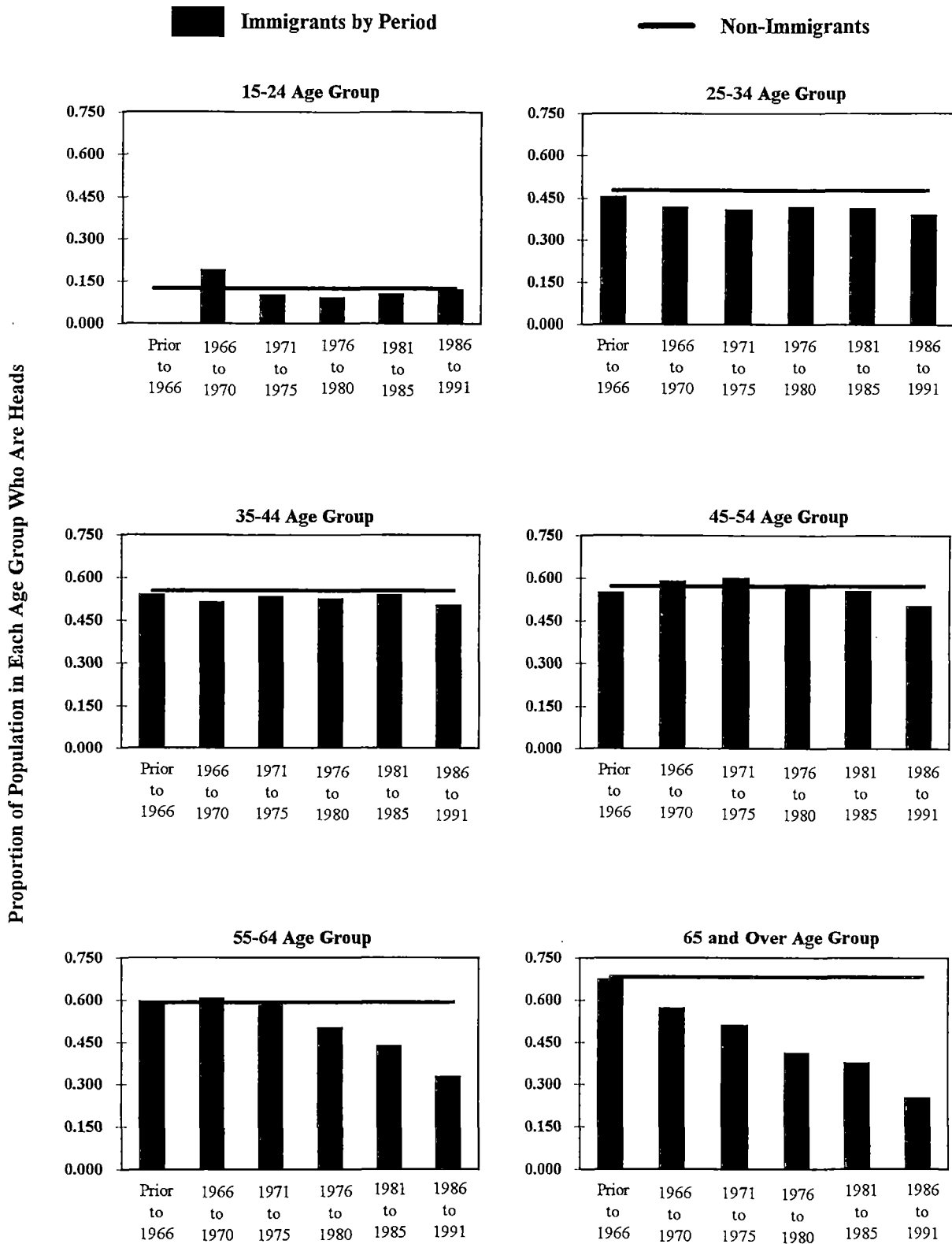
Comparable data for the CMA's are provided in Table A5.1, Table A5.2 and Table A5.3 in Appendix D and are illustrated on page 68, 69 and 70.

#### 6.1.1. Canada-wide Patterns

##### **Immigrants Have Lower Headship Rates Than Non-immigrants with the Greatest Differences Among Younger and Older Immigrants**

- Among all age groups, immigrants have a lower headship rate than non-immigrants (refer to Table 6.1 and chart on opposite page). This finding is consistent with the larger household sizes of immigrants discussed earlier and with the findings based on the 1986 Census (Clayton, 1994).
- The differences in headship rates between immigrants and non-immigrants are most pronounced in the younger (up to 34 years) and older age groups (65+ years); the differences are marginal for those in the 40-59 age groups.

## Household Headship Rates by Age of Maintainer and Period of Immigration, All Households, Canada, 1991



Source: 1991 Census of Canada custom tabulations

- For household heads aged 20–24 years, immigrants' headship rates were 25% lower than non-immigrants, for those aged 25–29 years – 19% lower, for those aged 30–34 years – 11% lower, and for those aged 35–39 years – 8% lower. On the other hand, headship rates among immigrants in the 40–64 year age groups were only slightly lower than among non-immigrants. For older age groups (65+), the differences increase again – with immigrants having headship rates at least 10% lower than non-immigrant headship rates. These patterns reflect the higher likelihood of both younger and older immigrants staying with their families.

### **Recent Immigrants Have Much Lower Headship Rates Than Non-immigrants and All Immigrants, Especially Older Immigrants (50 years+)**

- For most age groups (except those in the 15–24 year age categories), recent immigrants have lower headship rates than those who have been in the country longer. The difference in headship rates for non-immigrants and recent immigrants are greatest for older age categories, i.e., those 50 years or older. (Older immigrants are more likely to live with their family when they first move to Canada.)

### **After Five Years, Immigrant Headship Rates Increase Substantially**

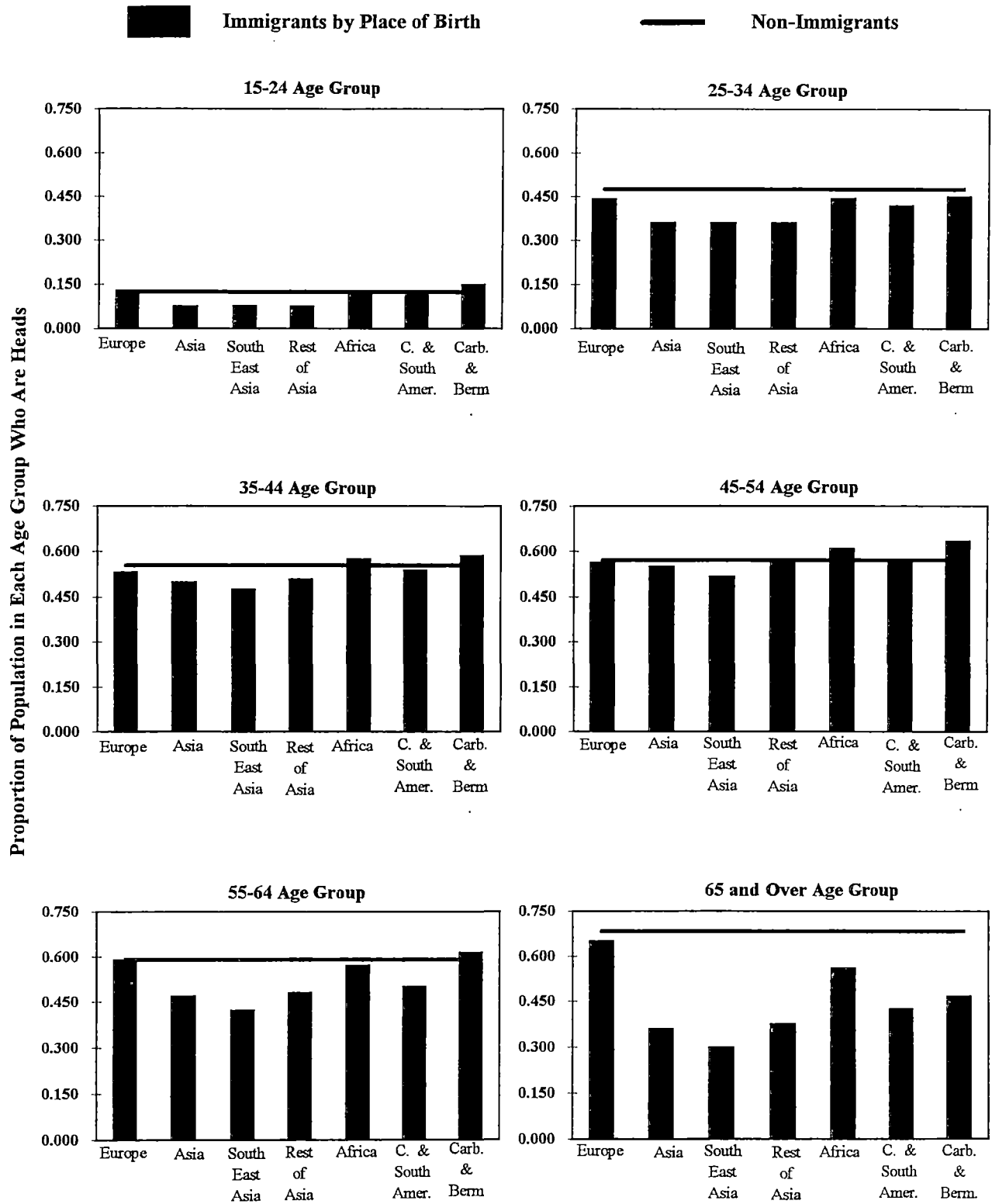
- As shown on the chart on the opposite page, for most age groups, there is a substantial increase in headship rates following the first five years of residing in Canada. During their earlier years of settlement, immigrants are getting their lives organized, finding jobs, finding housing and learning the language and customs of their new country. During this initial period, immigrants are more likely to double up for both economic and for psychological and social reasons. The longer immigrants are in Canada, the more their headship rates resemble those of non-immigrants.

### **Older Immigrants Continue to Have Lower Headship Rates Than Non-immigrants for A Longer Time**

- However, for older immigrants, 50+, the "transition" seems to occur over a longer period of time and their headship rates change much more slowly. For this group, headship rates continue to be lower than non-immigrants for fifteen years or more. This suggests that older immigrants may need the support of their extended family more than younger households who adapt more quickly.



## Household Headship Rates by Age of Maintainer and Place of Birth, All Households, Canada, 1991



Source: 1991 Census of Canada custom tabulations

The charts on the opposite page illustrate differences in household headship rates for different age groups based on place of origin. The following differences were observed:

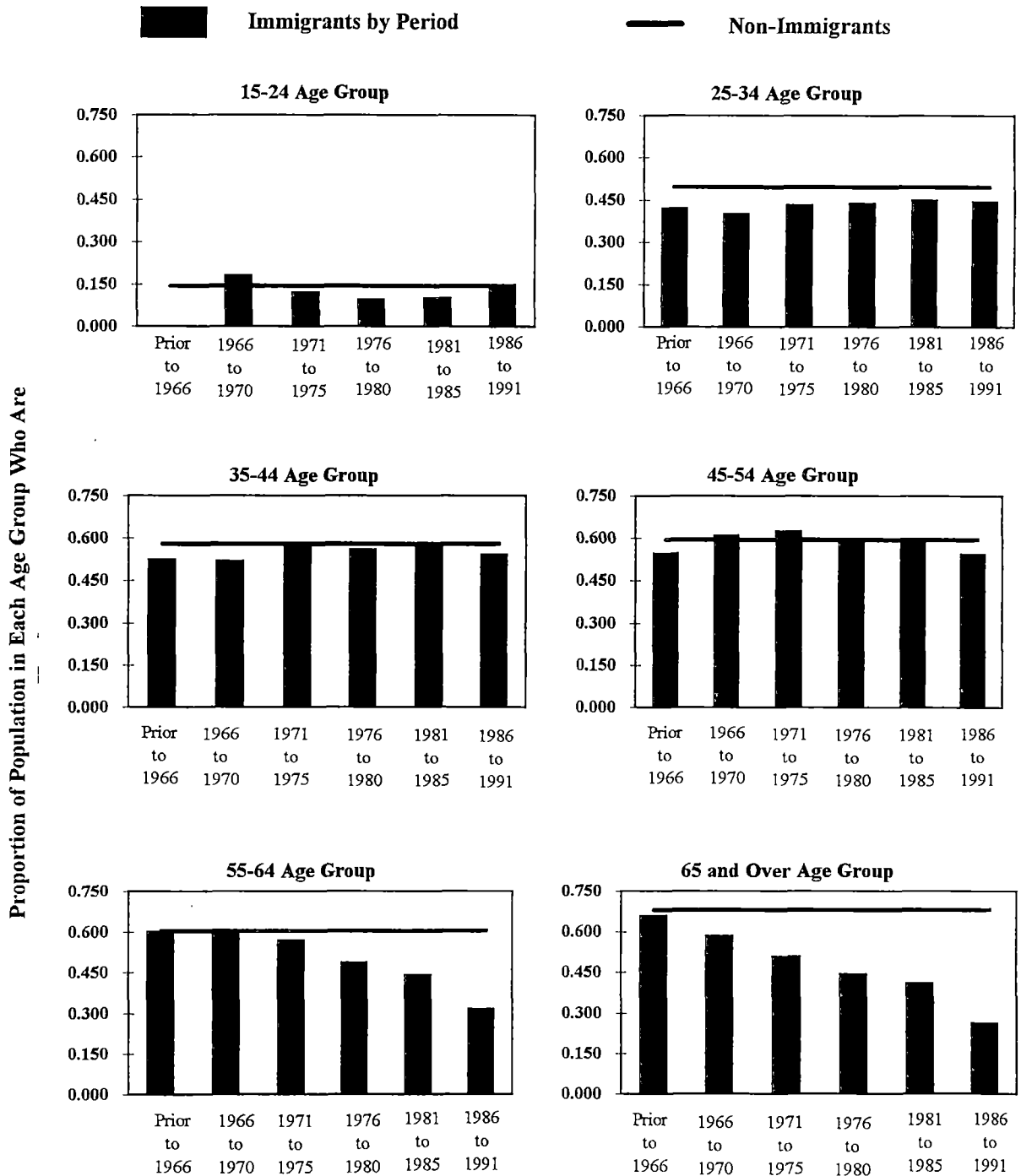
### **The Highest Headship Rates are Those of Immigrants From Africa and the Caribbean and Bermuda**

- Among most age groups, immigrants from Africa and the Caribbean and Bermuda had higher headship rates than other immigrants, reflecting the lower household sizes among these two groups. For the Africans, these higher headship rates also reflect their higher proportion of non-family households, while for those from the Caribbean and Bermuda, higher headship rates reflect higher proportions of both non-family households and single parent families.

### **The Lowest Headship Rates are Among Immigrants From Asia**

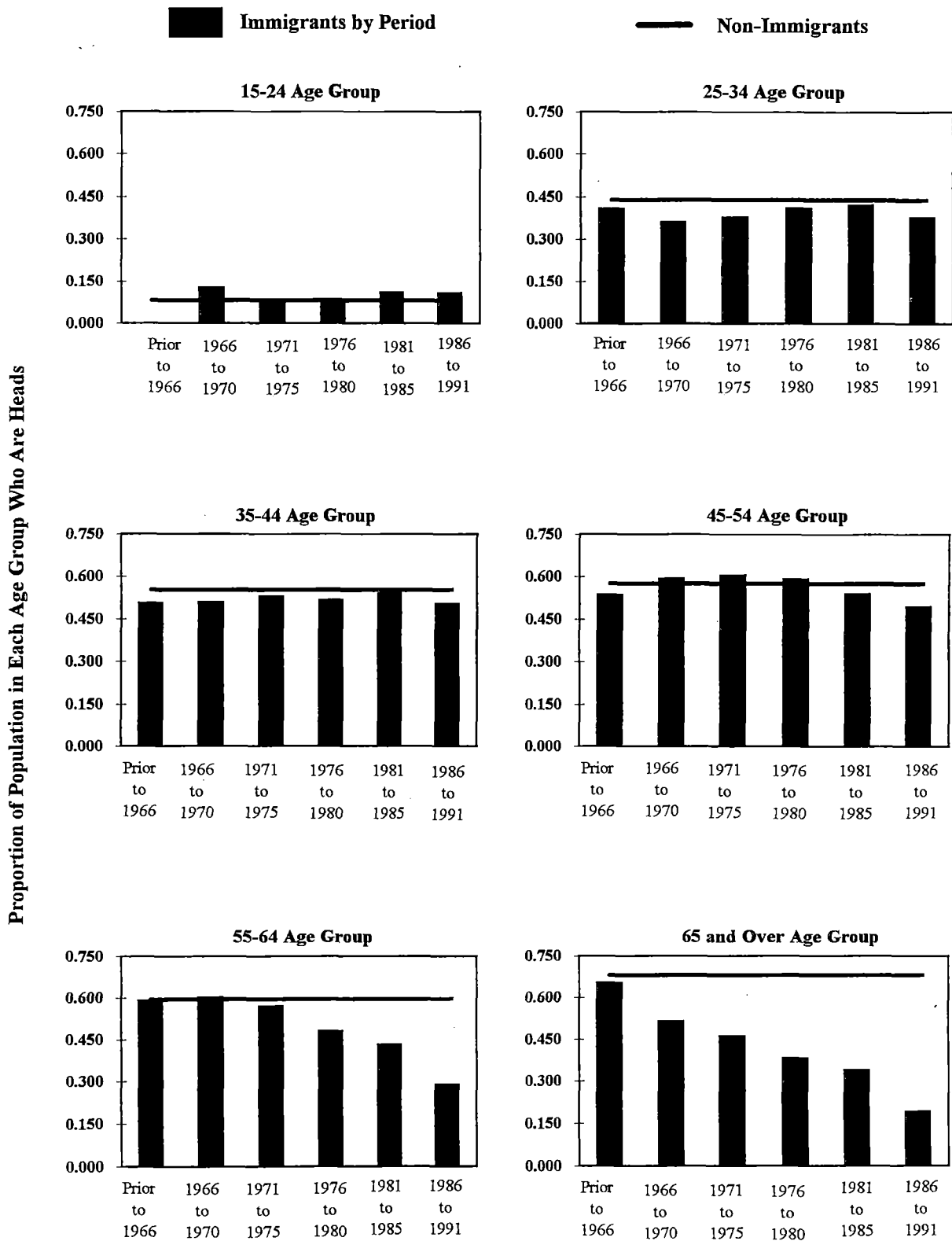
- Among all age groups, those from Asia have the lowest headship rates – reflecting the larger household sizes of immigrants from Asia. Immigrants from South East Asia have the lowest headship rates in most age groups. In the younger age groups – ages 15–29 – immigrants from the Rest of Asia have the lowest headship rates.

## Household Headship Rates by Age of Maintainer and Period of Immigration, All Households, Montreal, 1991



Source: 1991 Census of Canada custom tabulations

## Household Headship Rates by Age of Maintainer and Period of Immigration, All Households, Toronto, 1991

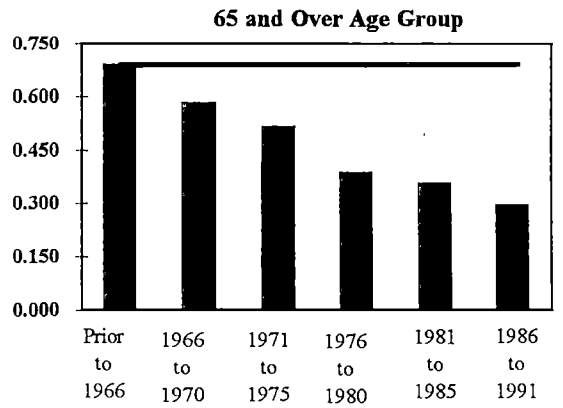
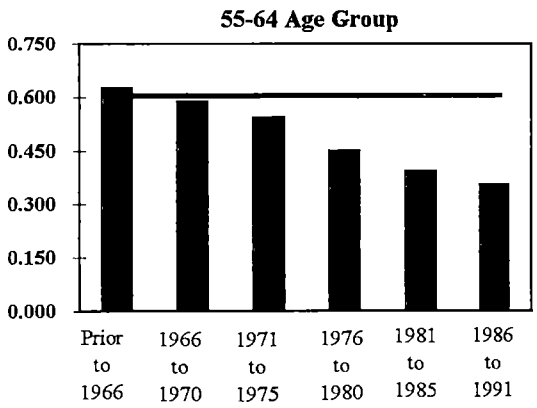
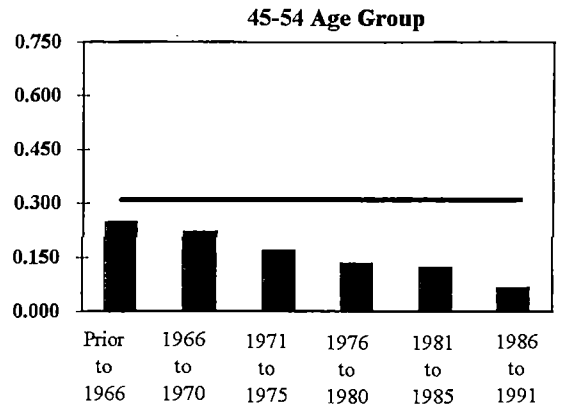
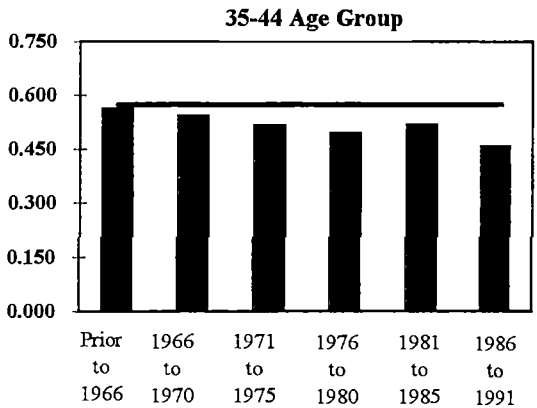
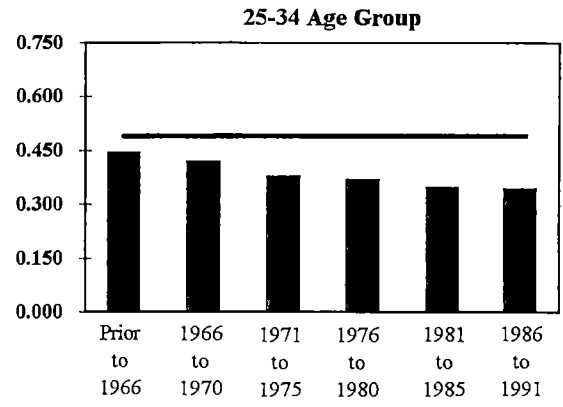
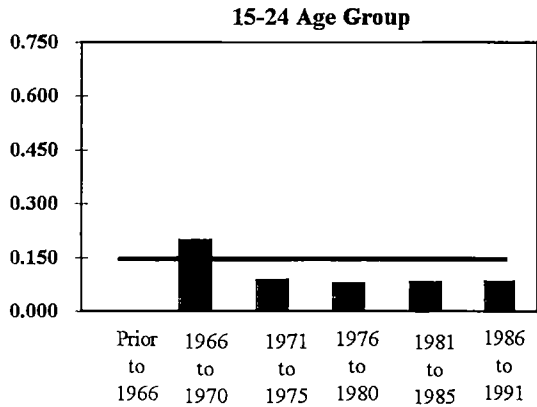


Source: 1991 Census of Canada custom tabulations

## Household Headship Rates by Age of Maintainer and Period of Immigration, All Households, Vancouver, 1991

Immigrants by Period
  Non-Immigrants

Proportion of Population in Each Age Group Who Are Heads



Source: 1991 Census of Canada custom tabulations

## **6.1.2 CMA Variations**

Headship rates for different age groups by period of immigration are illustrated for Montreal, Toronto and Vancouver on pages 68, 69 and 70. Detailed tables are provided in Table A5.1, Table A5.2 and Table A5.3 in Appendix D.

### **Immigrant Headship Rates Are Highest in Montreal**

- Immigrant headship rates are generally higher in Montreal compared to Canada as a whole and the Toronto and Vancouver CMA's. As the household composition is not that much different, the higher headship rates may reflect the greater affordability of housing in Montreal.
- Headship rates among younger age groups in Vancouver are lower than the other two CMA's and Canada as a whole for those who have immigrated within the past ten years. However, in Vancouver headship rates among more recent immigrants (within the past ten years) who are over 50 years are above the headship rates in Toronto but below those of Montreal, possibly reflecting the relative affluence of recent immigrants.

**Table 6.2**  
**Headship Rates by Number of Years in Canada**  
**and by Age of Household Maintainer**  
**Canada, 1986 and 1991**

	Age Categories											
	15- 19			20- 24			25- 29			30- 34		
	1986	1991	% Ch.	1986	1991	% Ch.	1986	1991	% Ch.	1986	1991	% Ch.
<b>Years in Canada</b>												
Non-immigrants	0.021	0.025	17.6%	0.231	0.225	-2.5%	0.451	0.435	-3.5%	0.524	0.514	-1.8%
All Immigrants	0.020	0.022	9.0%	0.173	0.169	-2.0%	0.374	0.354	-5.2%	0.474	0.458	-3.4%
15 to 20 years	0.027	0.023	-15.4%	0.165	0.137	-17.2%	0.379	0.355	-6.4%	0.493	0.464	-5.8%
10 to 15 years	0.012	0.017	45.6%	0.142	0.161	13.4%	0.359	0.369	2.9%	0.456	0.451	-1.0%
5 to 10 years	0.019	0.021	10.6%	0.181	0.178	-1.8%	0.374	0.348	-7.0%	0.469	0.466	-0.7%
0 to 5 years	0.029	0.024	-15.7%	0.183	0.190	3.7%	0.344	0.342	-0.6%	0.431	0.439	1.8%
	35- 39			40- 44			45- 49			50- 54		
	1986	1991	% Ch.	1986	1991	% Ch.	1986	1991	% Ch.	1986	1991	% Ch.
<b>Years in Canada</b>												
Non-immigrants	0.546	0.547	0.1%	0.556	0.563	1.3%	0.559	0.571	2.1%	0.565	0.572	1.2%
All Immigrants	0.526	0.506	-3.9%	0.557	0.541	-2.8%	0.561	0.565	0.7%	0.571	0.565	-1.0%
15 to 20 years	0.504	0.492	-2.3%	0.573	0.558	-2.7%	0.598	0.597	-0.1%	0.605	0.602	-0.5%
10 to 15 years	0.541	0.500	-7.7%	0.580	0.550	-5.2%	0.591	0.581	-1.7%	0.584	0.573	-1.9%
5 to 10 years	0.522	0.525	0.6%	0.555	0.558	0.5%	0.567	0.565	-0.3%	0.524	0.536	2.2%
0 to 5 years	0.485	0.490	1.1%	0.506	0.517	2.2%	0.481	0.526	9.3%	0.377	0.464	23.2%
	55- 59			60- 64			65- 69			70- 74		
	1986	1991	% Ch.	1986	1991	% Ch.	1986	1991	% Ch.	1986	1991	% Ch.
<b>Years in Canada</b>												
Non-immigrants	0.577	0.582	0.8%	0.597	0.601	0.7%	0.641	0.635	-0.9%	0.678	0.678	0.0%
All Immigrants	0.566	0.567	0.2%	0.554	0.566	2.3%	0.571	0.572	0.2%	0.603	0.592	-1.8%
15 to 20 years	0.598	0.588	-1.6%	0.565	0.563	-0.4%	0.531	0.539	1.6%	0.481	0.506	5.1%
10 to 15 years	0.556	0.526	-5.3%	0.486	0.475	-2.4%	0.421	0.417	-0.9%	0.402	0.395	-1.8%
5 to 10 years	0.418	0.460	10.0%	0.368	0.414	12.4%	0.348	0.369	6.1%	0.334	0.371	11.0%
0 to 5 years	0.305	0.353	15.8%	0.265	0.296	11.6%	0.241	0.273	13.3%	0.254	0.237	-6.9%
	75 +											
	1986	1991	% Ch.									
<b>Years in Canada</b>												
Non-immigrants	0.704	0.731	3.9%									
All Immigrants	0.668	0.657	-1.6%									
15 to 20 years	0.418	0.487	16.5%									
10 to 15 years	0.340	0.413	21.3%									
5 to 10 years	0.329	0.384	16.6%									
0 to 5 years	0.216	0.227	4.9%									

Source: 1986 and 1991 Census of Canada custom tabulations

### **6.1.3 Comparison of Headship Rates in 1986 and 1991**

Table 6.2 on the opposite page compares headship rates for all households in Canada in 1986 and 1991. In order to make this comparison, immigrant headship rates are compared for immigrants who have been in Canada less than five years, five to ten years, ten to fifteen years and fifteen to twenty years. Comparable data for the three CMA's are provided in Table A6.1, Table A6.2 and Table A6.3 in Appendix D. The 1986 data were derived from the Clayton report (1994).

- The comparison shows that generally similar patterns prevail in the 1986 and 1991 census data, i.e., that headship rates among immigrants of the same length of stay in Canada are similar and that gradually immigrants' headship rates increase with length of residence to the level of non-immigrants – although usually remaining lower.
- However, there are some major differences between immigrants' headship rates in 1986 and 1991. The most striking difference is that for most age groups, particularly those under 44 years of age, immigrants' headship rates are lower in 1991 compared to 1986. This observation holds more for immigrants who have been in Canada for a longer period of time than for recent immigrants. The decline in headship rates may reflect the escalation in housing costs during the latter part of the 1980's combined with the recession which started in the early 1990's.

#### **Recent Immigrants in 1991 Generally Have Higher Headship Rates Compared to 1986**

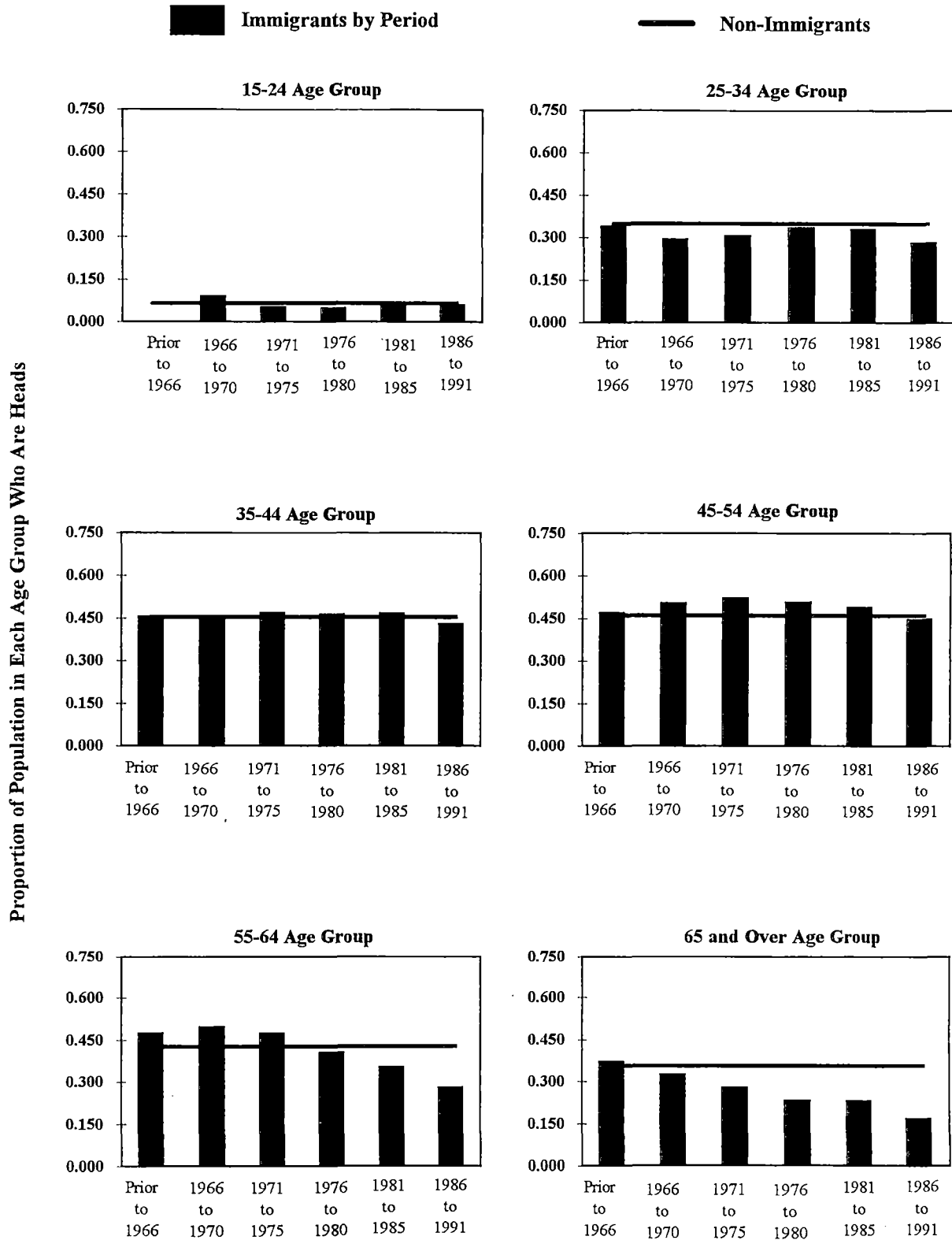
- There are differences in headship rates for recent immigrants in 1986 and 1991. In 1991 recent immigrants in many age categories have higher headship rates than in 1986. The differences are most pronounced in the 45 year and over age category. This may reflect a higher proportion of immigrants coming in under the independent class as opposed to the sponsored category. Similar patterns are observed in each of the three CMA's.

#### **Tracking Headship Rates for Different Immigrant Cohorts Reflects Increase in Headship Rates Over Time**

- It is possible to track headship rates over time. For example, by comparing headship rates of recent immigrants in 1986 with those immigrants in 1991 who had been in Canada for five to ten years, we can trace the behaviour of individual immigrant cohorts (not necessarily the exactly the same individuals as some may have left the country or died) over five years.



## Household Headship Rates by Age of Maintainer and Period of Immigration, Family Households, Canada, 1991



Source: 1991 Census of Canada custom tabulations

## **Headship Rates Increase Substantially for Recent Immigrants**

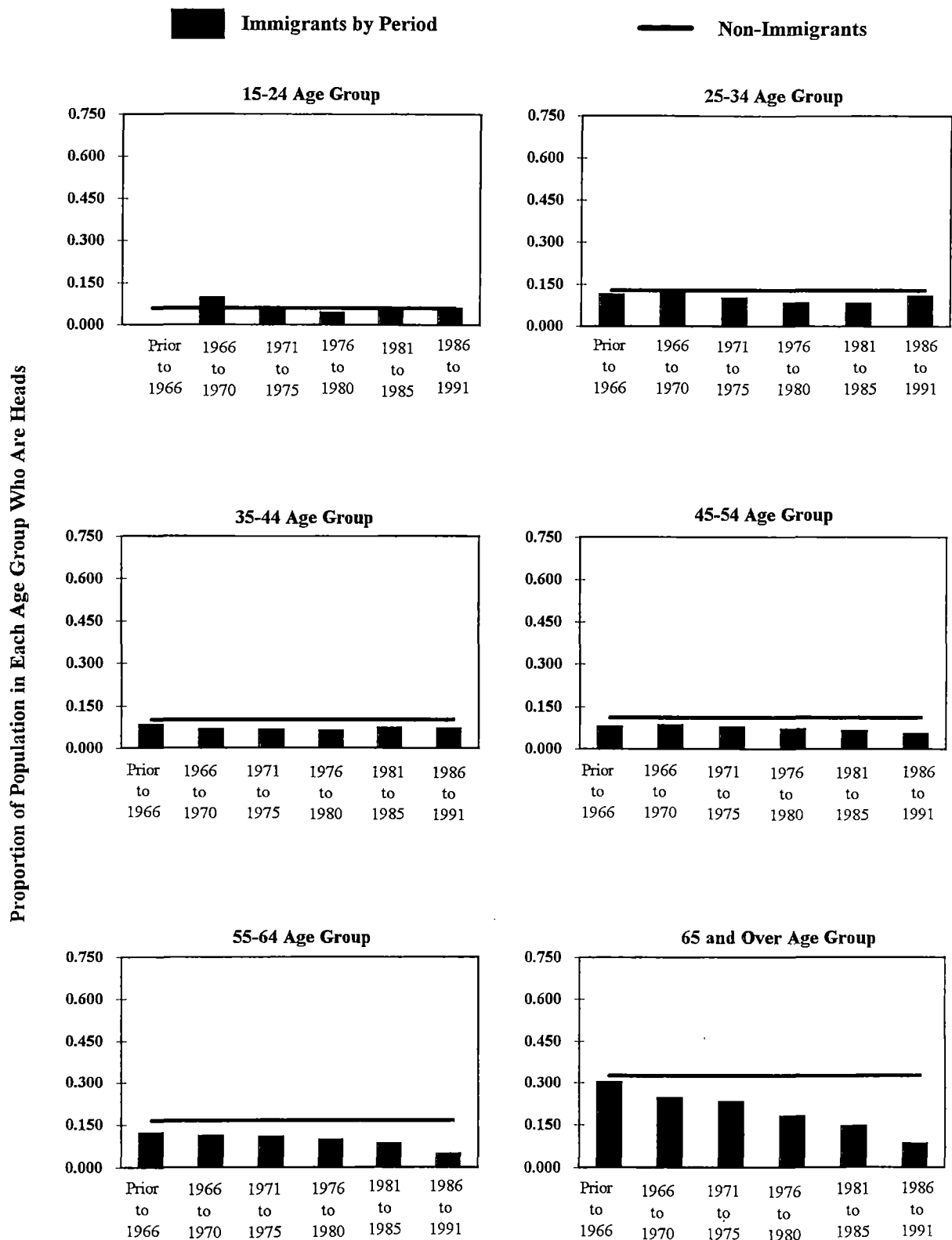
- A comparison of 1986 recent immigrants five years later in 1991 showed a substantial increase in the headship rates among individual cohorts over the five year period. For example, immigrants who were 15 to 19 years in 1986 and were recent immigrants would be 20 to 24 years old in 1991 and would have been in the country five to ten years. Their headship increased from .029 in 1986 to .178 in 1991.
- Recent immigrants in the 30 to 34 year age category in 1986 would be 35 to 39 years old in 1991 and would have been in Canada for five to ten years. Their household headship rates increased from .431 in 1986 to .525 in 1991.
- The headship rates of other immigrant cohorts can be tracked in the same manner as the rates of the 1986 recent immigrant group. Generally, an examination of headship rates shows that over the five year period, headship rates for most immigrant cohorts increased with the largest increases being for immigrants who moved up from the youngest age categories. While a detailed analysis is not undertaken in this report, tracking of individual cohorts in different market areas may reveal different patterns due to varying local circumstances.

## **6.2 Family Headship Rates**

### **Immigrants Have Lower Family Headship Rates Than Non-immigrants in Younger Age Groups But Higher Rates in Middle Aged Groups**

- Immigrants have lower family headship rates than non-immigrants in younger age groups (those aged less than 39 years) but family headship rates are higher among immigrants aged 40 to 64 years (refer to Table 6.3 on page 78). After age 65, immigrant family headship rates are lower than those of non-immigrants, who are less likely to be living with relatives.
- Family headship rates of immigrants who have been in Canada for between 5 and 15 years are higher in some age groups (specifically, those aged 20 to 49 years) than those of immigrants who have been in Canada for a longer period of time.
- Thus, the pattern of immigrant headship rates gradually increasing to resemble those of non-immigrants as observed among all immigrants does not necessarily hold for immigrant families.

## Household Headship Rates by Age of Maintainer and Period of Immigration, Non-Family Households, Canada, 1991



Source: 1991 Census of Canada custom tabulations

## **Headship Patterns Vary by Place of Birth**

- Family headship rates are generally highest for those from a European background as well as for those from Africa, Central and South America, and from the Caribbean and Bermuda – corresponding to smaller household sizes.
- While family headship rates are generally lowest for families whose household maintainers are from Asia, possibly due to doubling up or multiple family households, among those from the Rest of Asia where the household maintainer is between 40 to 54 years, they are higher than for most other groups.

## **6.3 Non-Family Headship Rates**

- Among all age groups, non-family headship rates are lower for immigrants than for non-immigrants (refer to Table 6.4).
- In younger aged groups (15–34), non-family headship rates are higher among recent immigrants than among immigrants who moved to Canada during the previous five-, ten- and sometimes fifteen-year period. Above age 40, non-family headship rates of recent immigrants are lower than the rates of other immigrants.
- The highest non-family headship rates are among those from Europe, Africa, and the Caribbean and Bermuda. Asians generally have lower headship rates.

## **6.4 Summary**

- The findings from the 1991 census data confirmed the major findings and patterns observed in the 1986 census data in the previous Clayton Research Associates study, i.e., that immigrants generally have lower headship rates than non-immigrants and that the longer immigrants live in Canada, the more their headship rates approximate those of non-immigrants.
- However, this finding is tempered by the patterns found among family households. For example, for age groups 40 to 64 years of age, immigrants have higher family headship rates than non-immigrants.
- Immigrant headship rates are generally higher in Montreal than in Toronto and Vancouver, perhaps reflecting differences in housing affordability.

**Table 6.3**  
**Headship Rates by Period of Immigration, Place of Birth and Age of Household Maintainer**  
**For Family Households, Canada, 1991**

<i>Proportion of Population in Each Age Group Who Are Household Maintainers</i>													
	15- 19	20- 24	25- 29	30- 34	35- 39	40- 44	45- 49	50- 54	55- 59	60- 64	65- 69	70- 74	75 +
<b>TOTAL</b>	0.011	0.115	0.289	0.393	0.442	0.468	0.473	0.461	0.446	0.423	0.396	0.369	0.294
Non- immigrants (A)	0.011	0.119	0.297	0.398	0.444	0.466	0.467	0.453	0.436	0.418	0.397	0.371	0.301
All Immigrants (B)	0.009	0.087	0.242	0.366	0.432	0.474	0.491	0.485	0.474	0.438	0.393	0.361	0.277
Prior to 1966	NA	NA	0.269	0.370	0.430	0.472	0.471	0.467	0.487	0.464	0.425	0.404	0.303
1966- 70	NA	0.090	0.229	0.376	0.441	0.450	0.493	0.518	0.513	0.469	0.411	0.348	0.216
1971- 75	0.009	0.070	0.239	0.381	0.430	0.492	0.523	0.520	0.498	0.431	0.356	0.293	0.208
1976- 80	0.008	0.085	0.270	0.380	0.441	0.488	0.510	0.502	0.443	0.366	0.272	0.230	0.198
1981- 85	0.011	0.093	0.262	0.385	0.449	0.490	0.500	0.472	0.388	0.321	0.270	0.229	0.183
1986- 91	0.009	0.098	0.226	0.338	0.413	0.456	0.467	0.418	0.307	0.251	0.208	0.162	0.110
% Difference A-B	16.0%	26.5%	18.5%	8.1%	2.7%	-1.7%	-5.2%	-7.0%	-8.8%	-4.8%	0.9%	2.9%	8.0%

Source: 1991 Census of Canada custom tabulations

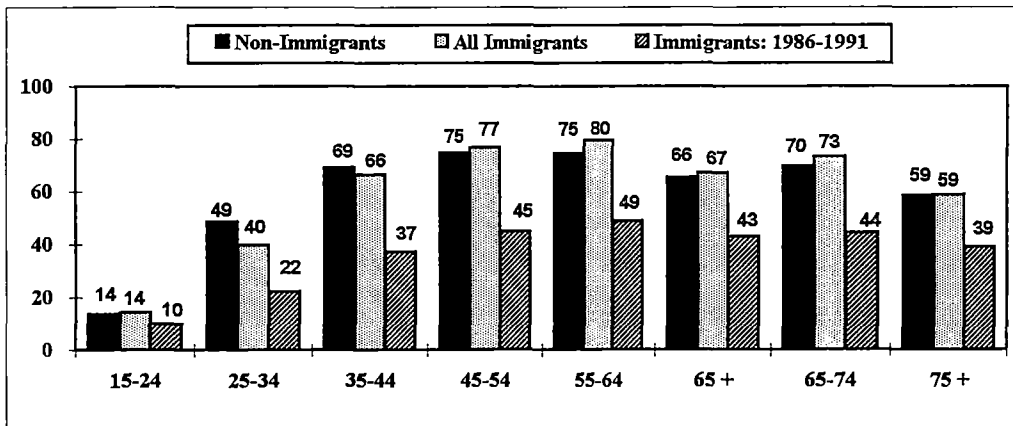
**Table 6.4**  
**Headship Rates by Period of Immigration, Place of Birth, and Age of Household Maintainer**  
**For Non- Family Households, Canada, 1991**

<i>Proportion of Population in Each Age Group Who Are Household Maintainers</i>													
	15- 19	20- 24	25- 29	30- 34	35- 39	40- 44	45- 49	50- 54	55- 59	60- 64	65- 69	70- 74	75 +
<b>TOTAL</b>	0.014	0.104	0.134	0.113	0.098	0.090	0.097	0.109	0.132	0.169	0.222	0.290	0.416
Non- immigrants (A)	0.014	0.107	0.138	0.116	0.103	0.097	0.104	0.119	0.145	0.184	0.238	0.307	0.430
All Immigrants (B)	0.013	0.082	0.112	0.092	0.074	0.067	0.074	0.081	0.093	0.129	0.178	0.232	0.380
Prior to 1966	NA	NA	0.125	0.108	0.093	0.077	0.075	0.083	0.099	0.140	0.194	0.258	0.424
1966- 70	NA	0.098	0.134	0.107	0.073	0.063	0.079	0.091	0.099	0.127	0.184	0.233	0.318
1971- 75	0.014	0.067	0.115	0.083	0.062	0.065	0.075	0.082	0.090	0.131	0.183	0.213	0.279
1976- 80	0.010	0.076	0.099	0.071	0.059	0.062	0.071	0.071	0.084	0.109	0.145	0.165	0.214
1981- 85	0.011	0.085	0.085	0.080	0.076	0.068	0.065	0.064	0.072	0.092	0.099	0.142	0.201
1986- 91	0.015	0.092	0.116	0.101	0.077	0.061	0.058	0.046	0.047	0.045	0.065	0.075	0.116
% Difference A-B	8.4%	22.7%	18.7%	20.7%	28.3%	30.8%	29.2%	32.3%	36.0%	29.9%	25.0%	24.5%	11.6%

Source: 1991 Census of Canada custom tabulations

- A comparison of headship rates between 1986 and 1991 shows that the same general patterns prevail in both Census years, i.e., headship rates for different age groups are similar and show a tendency to increase with years of residence in Canada. However, in a number of cases, it was found that headship rates for immigrants had declined between 1986 and 1991. This observation was more the case for immigrants who had been in Canada longer rather than for recent immigrants – perhaps reflecting the escalation in housing costs and decreased employment opportunities between 1986 and 1991.
- Headship rates for recent immigrants in Canada (and in the three CMA's) are higher for many age groups in 1991 compared to 1986 – perhaps reflecting the arrival of more affluent immigrants in the last five years.
- Non-family headship rates are lower for immigrants than for non-immigrants.
- There are major differences in headship rates depending upon the Place of Birth for households. Immigrants from Europe, Africa, Central and South America and from the Caribbean and Bermuda generally have higher headship rates than those from Asia. However, for immigrants from the Rest of Asia, where the household maintainer is between the age of 40 and 54 years, family headship rates are higher than for most other groups.

**Ownership Propensities by Immigrant Status and Age of Head, Canada, 1991**



Source: 1991 Census of Canada custom tabulations

## **7.0 TENURE PROPENSITIES**

In this chapter the tenure patterns of immigrant households are examined and compared to those of non-immigrants. In the first part of this analysis we focus our discussion on ownership propensities, that is, the proportion of total household maintainers who own their dwelling. Since ownership varies with the age of household maintainer, ownership propensities are examined for different age groups.

In the following discussion "immigrant households" means households in which the household maintainer is an immigrant and "non-immigrant households" means households in which the household maintainer is a non-immigrant.

### **7.1 Ownership Propensity of Immigrants and Non-Immigrants**

#### **7.1.1 All Households**

The discussion of ownership propensities of immigrants and non-immigrants is based on Table 7.1 (page 82) which shows ownership propensities of non-immigrant and immigrant households (by period of immigration) in Canada, Montreal, Toronto and Vancouver. See the chart on the opposite page for Canada-wide trends.

##### **(i) General Patterns**

#### **Immigrants in Middle and Older Age Groups are More Likely Than Non-immigrants to Own Their Dwelling**

- As a group, immigrants have a higher propensity to own their dwelling than do non-immigrants – 66% of immigrants own their dwelling compared to 62% of non-immigrants. However, the higher ownership rate of immigrants may be largely due to the older age structure which was discussed earlier in Section 5.3.
- However, when age of head is controlled, the differences between immigrants and non-immigrants are somewhat more complex. For example, households headed by younger immigrants (25–34 age group) have lower ownership propensities than those headed by non-immigrants, while those headed by immigrants in the 35–44 year age group, have slightly lower ownership propensities. Among middle aged and older households (45 years and over), ownership propensities are higher for immigrants than for non-immigrants. Higher ownership propensities among older immigrants, together with the older age profile of immigrants, pushes up the overall ownership propensity among immigrant households.



**Table 7.1**  
**Ownership Rates by Period of Immigration and Age of Household Maintainer**  
**For All Households, Canada, Montreal, Toronto and Vancouver, 1991**

	<i>Proportion of All Households Who Own in Each Age Group</i>								
	All	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	65- 74	75 +
<b>CANADA</b>									
TOTAL	63.0%	13.6%	47.5%	68.6%	75.3%	75.9%	65.9%	70.5%	58.7%
Non- immigrants	62.3%	13.5%	48.7%	69.1%	74.8%	74.6%	65.5%	69.7%	58.6%
All Immigrants	66.1%	14.2%	39.7%	66.3%	76.8%	79.6%	67.2%	73.4%	58.8%
Prior to 1966	76.8%	N/A	55.7%	76.7%	83.1%	83.9%	71.3%	78.5%	62.1%
1966- 70	72.0%	21.5%	47.5%	75.8%	80.6%	79.5%	61.4%	68.2%	48.1%
1971- 75	66.4%	15.1%	47.7%	73.0%	75.4%	72.6%	50.1%	56.4%	40.2%
1976- 80	59.5%	16.7%	49.3%	68.3%	71.4%	66.0%	39.6%	43.3%	33.9%
1981- 85	50.4%	15.8%	42.7%	58.3%	64.3%	56.1%	38.9%	41.3%	34.0%
1986- 91	31.1%	9.9%	22.1%	37.3%	45.0%	48.9%	43.0%	44.4%	39.0%
Recent Imm. '86*	31.2%	11.6%	24.1%	39.8%	46.3%	44.1%	35.9%	38.2%	29.4%
<b>MONTREAL</b>									
TOTAL	47.1%	8.5%	35.1%	54.8%	60.9%	57.4%	40.3%	45.4%	31.5%
Non- immigrants	45.7%	8.6%	36.5%	55.1%	59.0%	53.8%	37.4%	42.2%	29.1%
All Immigrants	52.9%	7.5%	25.9%	53.7%	66.9%	68.8%	50.0%	57.4%	39.0%
Prior to 1966	67.8%	N/A	45.8%	70.6%	77.8%	77.1%	56.6%	66.3%	43.3%
1966- 70	63.1%	20.5%	38.6%	68.5%	72.4%	66.6%	41.9%	50.1%	26.2%
1971- 75	57.1%	6.4%	39.2%	64.4%	66.4%	62.6%	27.5%	31.5%	19.5%
1976- 80	46.7%	12.4%	37.4%	55.5%	58.9%	47.4%	23.0%	25.5%	17.9%
1981- 85	35.3%	8.6%	27.6%	43.2%	48.4%	39.1%	22.0%	22.1%	21.9%
1986- 91	16.1%	4.3%	10.3%	19.7%	28.4%	27.2%	18.1%	19.9%	13.2%
Recent Imm. '86*	14.0%	5.6%	9.8%	19.3%	25.4%	18.9%	13.7%	12.6%	17.1%
<b>TORONTO</b>									
TOTAL	58.8%	12.5%	39.1%	61.9%	72.0%	73.9%	62.7%	68.0%	54.2%
Non- immigrants	55.5%	11.8%	40.1%	61.5%	68.9%	70.0%	61.9%	66.5%	54.5%
All Immigrants	62.4%	13.9%	37.3%	62.3%	74.2%	77.0%	63.5%	69.5%	53.9%
Prior to 1966	77.0%	N/A	58.2%	77.1%	83.2%	83.1%	70.5%	77.7%	59.7%
1966- 70	72.2%	24.8%	47.9%	75.4%	79.6%	78.1%	60.1%	67.2%	44.0%
1971- 75	63.2%	15.6%	44.6%	69.2%	71.7%	67.2%	41.0%	48.4%	27.9%
1976- 80	54.7%	13.5%	46.4%	63.5%	66.6%	62.5%	27.5%	30.8%	22.0%
1981- 85	45.2%	18.9%	38.3%	52.2%	59.1%	52.5%	31.1%	32.9%	26.6%
1986- 91	29.9%	9.6%	22.5%	35.8%	42.5%	43.9%	32.7%	33.8%	29.3%
Recent Imm. '86*	29.8%	12.3%	23.1%	35.9%	47.3%	40.6%	33.0%	34.7%	27.4%
<b>VANCOUVER</b>									
TOTAL	57.9%	9.7%	36.7%	61.2%	71.4%	74.3%	65.9%	70.4%	59.7%
Non- immigrants	53.7%	8.6%	35.3%	57.5%	68.5%	70.8%	67.1%	70.3%	62.5%
All Immigrants	65.7%	15.7%	41.7%	68.0%	75.1%	78.8%	63.8%	70.5%	55.8%
Prior to 1966	71.4%	N/A	41.0%	67.7%	76.4%	79.9%	66.8%	73.9%	59.2%
1966- 70	69.0%	16.3%	40.5%	73.5%	76.7%	81.2%	61.1%	68.7%	47.2%
1971- 75	68.6%	14.1%	47.8%	74.2%	77.5%	76.7%	58.0%	67.7%	44.6%
1976- 80	62.2%	18.6%	51.7%	69.7%	72.5%	74.9%	47.0%	53.6%	38.4%
1981- 85	57.6%	18.8%	49.9%	61.9%	70.9%	72.4%	48.1%	53.0%	39.0%
1986- 91	50.6%	14.0%	29.6%	59.2%	67.1%	75.2%	70.2%	71.3%	66.7%
Recent Imm. '86*	37.7%	14.5%	26.5%	46.2%	50.9%	52.2%	46.7%	47.7%	44.1%

\* For comparative purposes, "Recent Imm. '86" refers to those who would have been considered recent immigrants in the 1986 Census, that is, those who had immigrated into Canada during the five- year period prior to the '86 Census ('81- 86)

Source: 1991 Census of Canada custom tabulations

## **Ownership Propensities for Immigrant Households Equal or Exceed Those of Non-Immigrant Households After 10–15 Years**

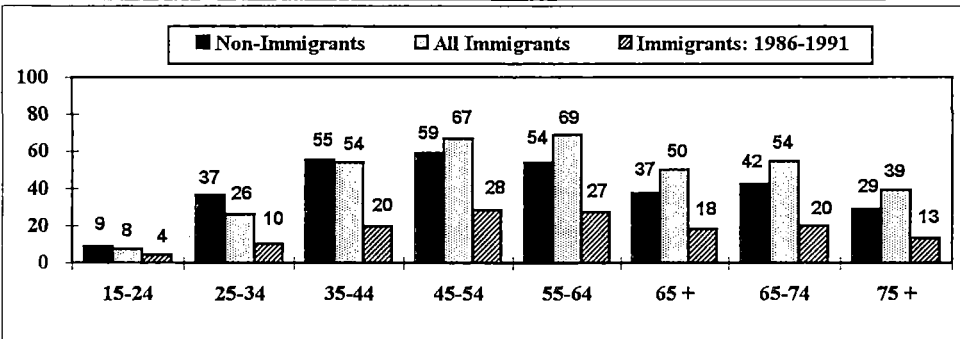
- The longer immigrants live in Canada, the greater their likelihood of owning. Based on 1991 data, immigrant households with maintainers under 55 years of age who have been in Canada for 10 to 15 years have ownership rates that generally equal or exceed those of non-immigrant households with maintainers in the same age category.
- On the other hand, there is a slower transition among households headed by immigrants over 55 years. Among these immigrant households, ownership levels approximate those of non-immigrants after the household maintainer has been in Canada for twenty years or more.
- The findings based on 1991 census data confirm the immigrant ownership patterns based on 1986 data discussed by Clayton (1994). The increasing ownership levels of immigrant households over time reflects their generally increasing incomes (as discussed in Section 7.3) and their generally strong attachment to home ownership.

## **Tenure Patterns of Immigrant Households Vary by CMA**

As shown in Table 7.1 and the charts on page 84, there are differences in the ownership rates of immigrants, as well as of non-immigrants, in the three CMA's. However, the general relationship holds true, i.e., that immigrants have higher ownership rates than non-immigrants.

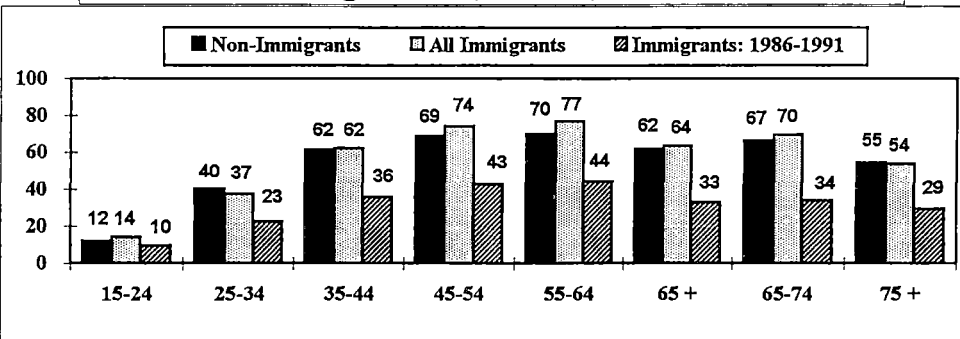
- Tenure patterns among immigrant and non-immigrant households in Toronto and Vancouver are similar. In both Toronto and Vancouver, the ownership rate for immigrant households is higher than for non-immigrant households – in Toronto 62% of immigrant households are owners compared to 55% of non-immigrant households while in Vancouver, 66% of immigrant households are owners compared to 54% of non-immigrants. In Montreal where ownership rates are generally lower than in Toronto and Vancouver, the same directional relationship is nevertheless observed – 53% of immigrant households own compared to 46% of non-immigrant households.

**Ownership Propensities by Immigration Status and Age of Head, Montreal, 1991**



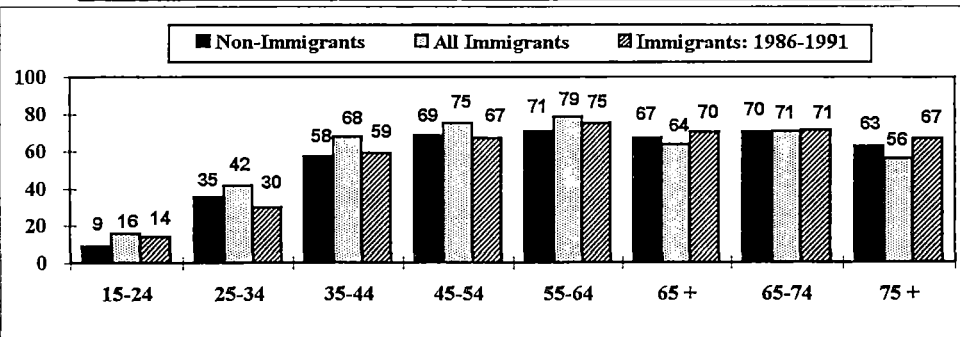
Source: 1991 Census of Canada custom tabulations

**Ownership Propensities by Immigration Status and Age of Head, Toronto, 1991**



Source: 1991 Census of Canada custom tabulations

**Ownership Propensities by Immigration Status and Age of Head, Vancouver, 1991**



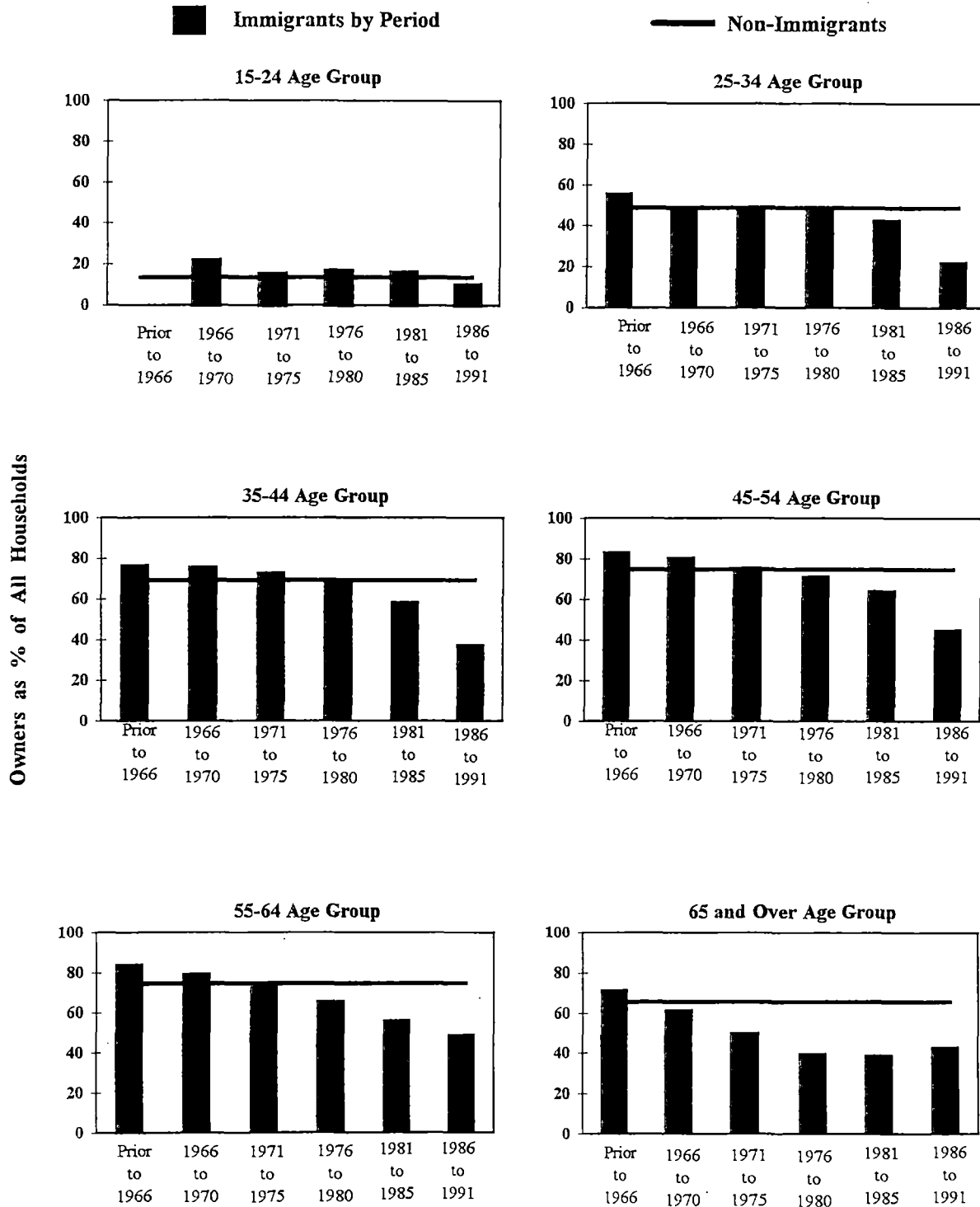
Source: 1991 Census of Canada custom tabulations

## **Ownership Patterns Among Immigrants in Toronto and Montreal follow Canada-wide Pattern but Vancouver is an Anomaly**

- Generally speaking immigrant households in Toronto and Montreal have similar patterns as in Canada as a whole – i.e., ownership rates of immigrant households for most age groups are similar to or higher than those of non-immigrants after 10 to 15 years in Canada. The transition is slower for households where the maintainer is over 55 years of age.
- In Vancouver, immigrant ownership propensities are higher than non-immigrant households for households with maintainers up to 65+ years. After 65 years of age, ownership propensities of immigrant households are lower than those of non-immigrants. However, there is a distinct pattern of ownership among recent immigrants in Vancouver in that within the first five years, households with maintainers of all age groups have similar or higher ownership levels than non-immigrants. (For a more detailed discussion of recent immigrant ownership patterns, refer to page 93.)
- In Montreal, where ownership is much less prevalent among the general population, ownership rates of both immigrant and non-immigrant households are lower than for Canada as a whole and for the other two CMA's. In part, the lower ownership propensities among immigrant households in Montreal compared to Toronto and Vancouver reflects the housing stock in Montreal, which is more oriented to rental housing than in the other two areas.

More detailed comments regarding age specific ownership levels are provided below regarding Canada-wide patterns as well as those in the individual CMA's.

## Ownership Propensities by Age and Period of Immigration of Head, Canada, 1991



Source: 1991 Census of Canada custom tabulations

## **(ii) Age Specific Tenure Patterns**

Age specific patterns are described below for Canada and the three metropolitan areas. See Table 7.1 and charts on pages 86, 88, 89 and 90.

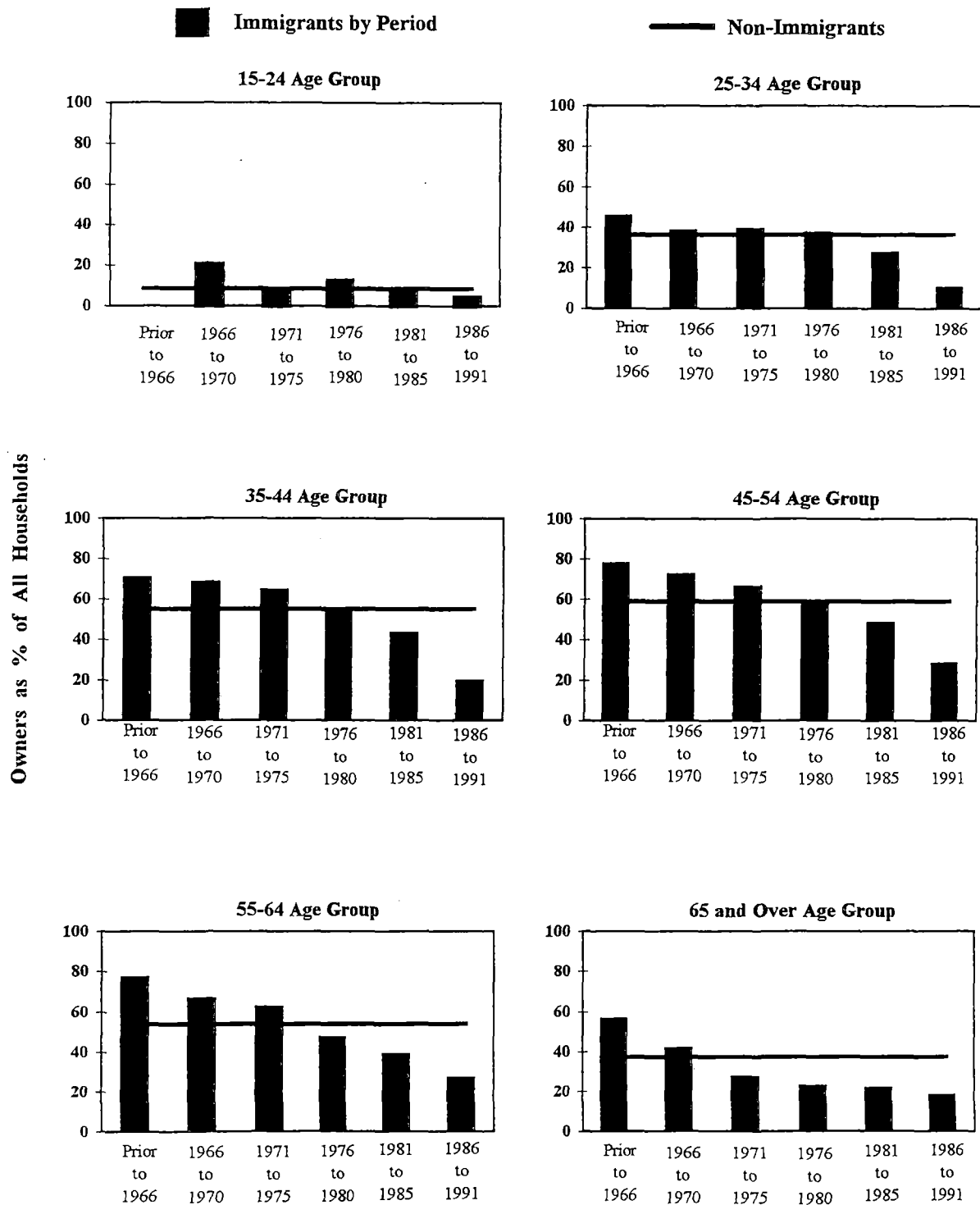
### **15–24 Year Olds**

- In Canada as a whole, immigrant and non-immigrant households headed by the youngest age group have identical ownership rates (14%); for recent immigrants the rate is lower (10%). The lowest home ownership rates are in Montreal where 4% of households headed by recent younger immigrants are owners. In both Toronto and Vancouver, almost one in five households headed by 15 to 24 year olds, who immigrated between 1981 and 1985 had become owners by 1991 – well above the proportion of other immigrant and non-immigrant households who own in this age group.

### **25–34 Year Olds**

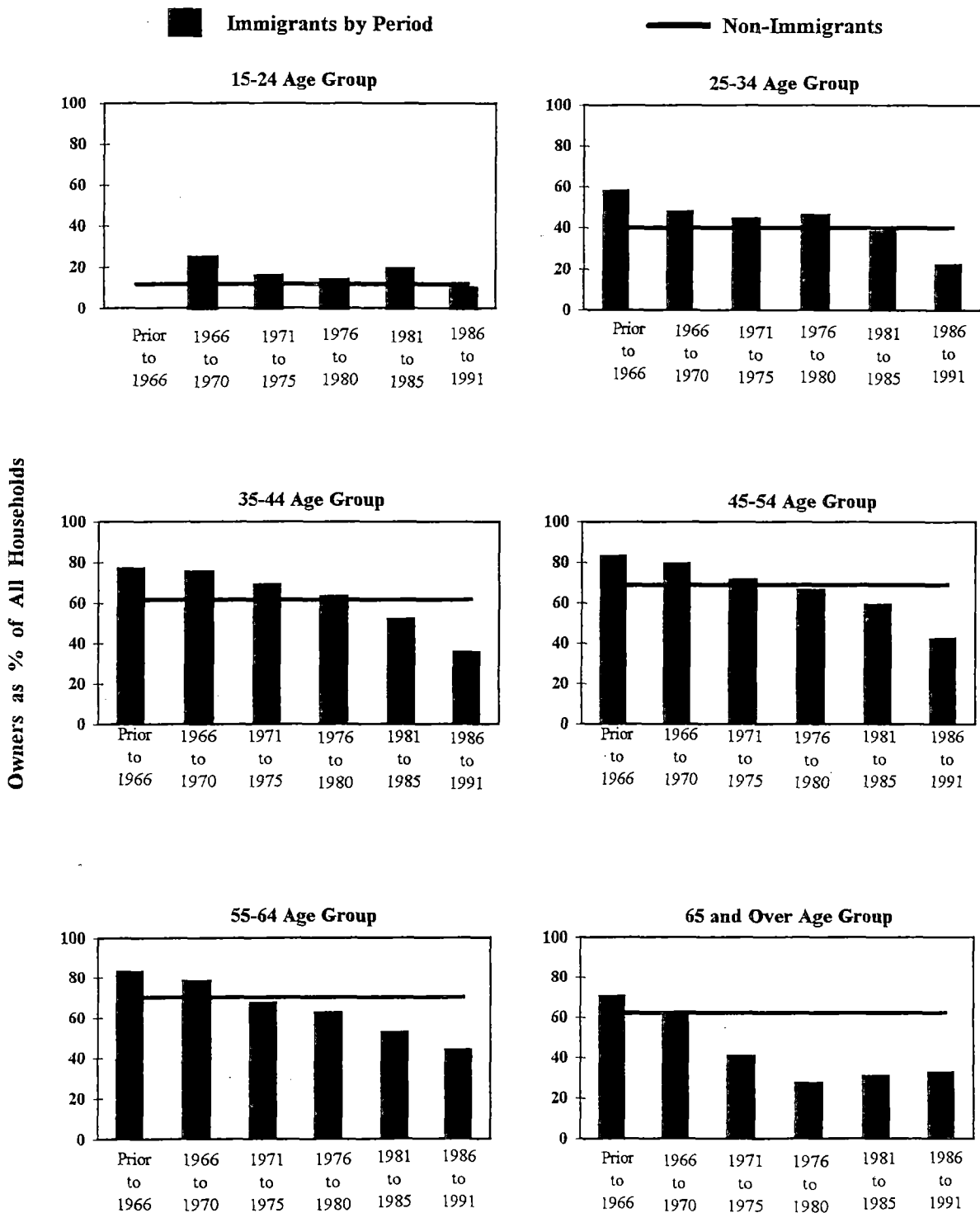
- In Canada as a whole, ownership rates of non-immigrant households are higher than those of immigrant households – 49% for non-immigrants compared to 40% for immigrants. While 22% of recent immigrants in this age group own their dwelling, the proportion quickly increases to 43% among immigrants who have lived in Canada 5 to 10 years. After 10 to 15 years in Canada, ownership rate of immigrant households equal those of non-immigrant households.
- In Montreal, ownership rates of younger immigrants take longer (10 to 15 years) to equal those of non-immigrants compared to the other two CMA's. Perhaps this reflects the greater affordability of homeownership to the general population than in Toronto and Vancouver where prices are higher; alternatively perhaps the socio-economic status of immigrants in Montreal differs from that of immigrants in Vancouver and Toronto.
- In Toronto, within 5 to 10 years, the proportion of immigrant households in the 25 to 34 year age group who own is close to that of non-immigrants, and after 10 to 15 years the immigrant ownership rates are well above those of non-immigrants.
- In Vancouver, immigrant households headed by someone 25 to 34 years old are more likely than non-immigrant households to own their dwellings. The increase in propensities happens quite quickly. For example, while 30% of recent immigrant households in Vancouver in 1991 own their dwellings, the rate for those who immigrated between 1981 and 1985 is 50% in 1991 (compared to 35% for non-immigrants).

## Ownership Propensities by Age and Period of Immigration of Head, Montreal, 1991



Source: 1991 Census of Canada custom tabulations

## Ownership Propensities by Age and Period of Immigration of Head, Toronto, 1991



Source: 1991 Census of Canada custom tabulations



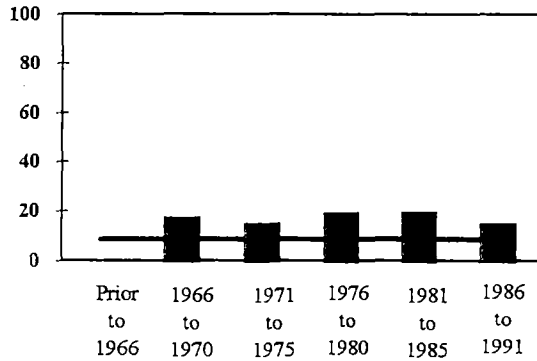
## Ownership Propensities by Age and Period of Immigration of Head, Vancouver, 1991

■ Immigrants by Period

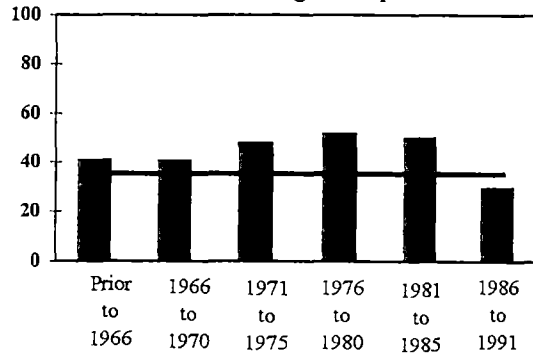
— Non-Immigrants

Owners as % of All Households

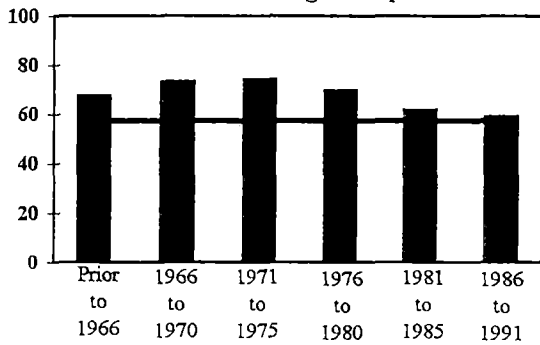
**15-24 Age Group**



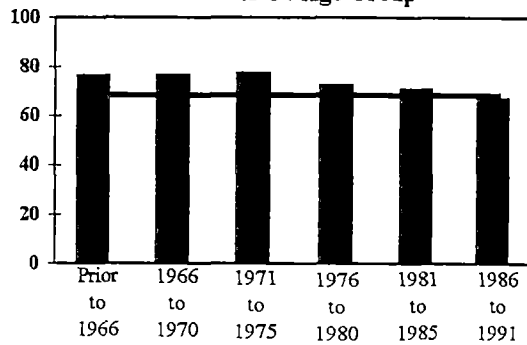
**25-34 Age Group**



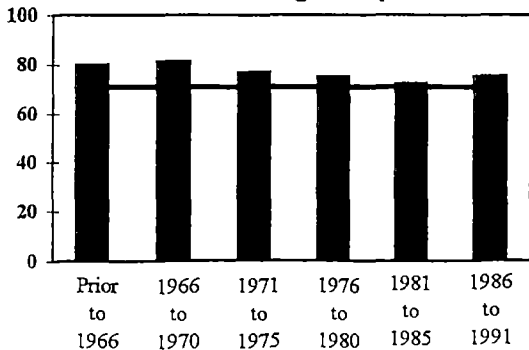
**35-44 Age Group**



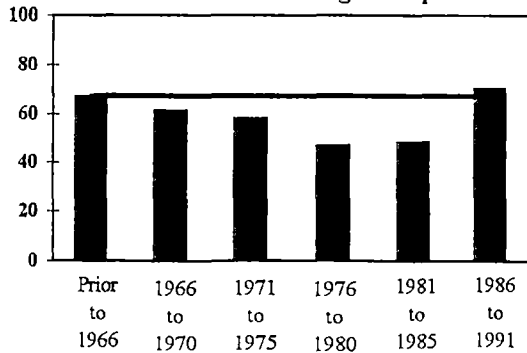
**45-54 Age Group**



**55-64 Age Group**



**65 and Over Age Group**



Source: 1991 Census of Canada custom tabulations

### 35–44 Year Olds

- For Canada as a whole a higher proportion of non-immigrant households whose head is 35 to 44 years old are likely to own their home compared to immigrants of the same age – 69% of non-immigrants and 66% of immigrants are owners. However, the longer immigrants are in Canada, the greater their propensity to own. For example, 37% of households headed by recent immigrants in this age group are owners, but among those whose heads immigrated between 1981 and 1985 (i.e., who have been in Canada between five and ten years), the ownership rate increases to 58%. Within ten to fifteen years, the ownership rate increases to the rate for non-immigrants.
- In both Toronto and Montreal, there is a substantial increase in the proportion of immigrant households in this age group who own after five to ten years in Canada, (i.e. those who arrived between 1981 and 1985). Within ten to fifteen years, the ownership propensities of immigrants exceed those of non-immigrants.
- In Vancouver, immigrants have a much higher ownership propensity than non-immigrants and recent immigrants are as likely to own as non-immigrants. Among recent immigrant households, 59% own their dwellings compared to 58% of non-immigrant households. Close to 70% of all immigrant households in this age category own their homes compared to 58% of non-immigrant households (as high as 77% of those who immigrated prior to 1966 are owners). The high ownership level among recent immigrant households reflects the influx of immigrants under the investor and entrepreneur categories from Hong Kong and Taiwan. For example, in 1993 in Vancouver, one in three immigrants who moved to Vancouver were in these categories compared to one in ten for Canada as a whole (see Appendix C).

### 45–54 Year Olds

- Higher ownership propensities for immigrant households are also observed for Canada as a whole in this age group – 77% for immigrant households compared to 75% for non-immigrant households. Furthermore, households headed by immigrants who are longer term residents of Canada have ownership rates that are considerably higher than those of non-immigrant households (for example, 83% of immigrant households headed by an individual 45 to 54 years who immigrated prior to 1966 own their dwellings). Recent immigrant households whose heads are in this age group are more likely to own than recent immigrant households in younger age groups.
- Similar patterns are observed in Toronto and Montreal, although Vancouver has a different pattern. Sixty-seven per cent (67%) of recent immigrant households in Vancouver are owners – although ownership rates do not increase in that city

to the same levels as observed among longer established immigrant households in this age group in Toronto. The higher proportion of owners among recent immigrants to Vancouver reflects the high proportion of immigrants from Hong Kong who purchase upon arriving in Canada.

### **55–64 Year Olds**

- Immigrant households in Canada with maintainers in this age group have a higher ownership rate than non-immigrant households – 80% of immigrant households own compared to 75% of non-immigrants. Among immigrants who have resided in Canada for twenty-five years or more, ownership levels are much higher than for non-immigrants. Recent immigrant households in this age group have the highest propensity to own of all recent immigrants – 49% are owners.
- In this older group, recent immigrants to Vancouver have the highest ownership propensity of all recent immigrant households with maintainers who are 55 to 64 years of age – three-quarters (75%) of recent immigrant households to Vancouver in this age group are owners (compared to 71% for non-immigrants and 79% for all immigrants in this age group).
- While all immigrant households headed by an individual 55 to 64 years in Toronto have a similar propensity to own as those in Vancouver, among recent immigrants the proportion is much lower than in Vancouver.
- In Montreal, ownership rates for immigrant households (all and recent immigrants) with maintainers in this age group are lower than in Vancouver and Toronto. However, ownership rates are higher for immigrant households than for non-immigrants – 64% of immigrants own compare to 54% of non-immigrants.

### **65 Plus Year Olds**

- Older recent immigrant households have a higher propensity to own than those who have been in Canada for five to ten years. For example, among recent older immigrant households, 43% are owners compared to 39% of households headed by older immigrants who immigrated between 1981 and 1985. Overall all immigrant households have a higher ownership propensity than non-immigrant households.
- In both Toronto and Vancouver, recent immigrant households headed by someone 65 years or more are more likely to own compared to immigrants who came to Canada between 1981 and 1985. The most dramatic difference is in Vancouver where 70% of recent older immigrant households own their dwelling compared to 48% of households headed by those who immigrated between 1981 and 1985.

### **(iii) Recent Immigrant Ownership Propensities**

In this section, we will compare the ownership propensities of recent immigrants headed by individuals in different age groups as observed in the 1986 and the 1991 census.

#### **Recent Immigrant Ownership Pattern the Same in 1991 for Canada as a Whole as in 1986 but Major Change Occurred in Vancouver**

- The overall ownership propensity of recent immigrants remained at the same level in 1991 as in 1986 – 31% of households headed by recent immigrants are owners. However, the national picture masks important distinctions that are occurring at the CMA level. In Toronto and Montreal, recent immigrant ownership propensities remained the same or changed marginally between 1986 and 1991 for immigrants as a whole; however, in Vancouver there was a major change over the five year period. In Vancouver, ownership rates of recent immigrants were 38% in 1986 but increased to 51% in 1991 – reflecting the impact of the wave of immigration from Hong Kong.

#### **More Owners Among Recent Immigrants in Certain Age Groups Nationally**

- For individual age groups, however, the pattern becomes more complex. For example, for recent immigrants in younger age groups (15–24, 25–34 and 35–44) ownership propensities declined slightly for Canada as a whole. For recent immigrant household maintainers in the 45–54 age bracket, ownership propensities remained almost the same between 1986 and 1991; however, for older recent immigrant household maintainers (55–64 and 65+ years), ownership propensities increased substantially between 1986 and 1991.

#### **In Montreal Ownership Propensities Increased Between 1986 and 1991 for Older Recent Immigrants**

- In Montreal, ownership propensities remained the same between 1986 and 1991 for recent immigrants in the younger age categories (less than 45 years) but increased for those in older age groups, especially the 55–64 year category.

#### **In Toronto Middle Aged Recent Immigrants' Ownership Propensities Declined Between 1986 and 1991**

- In Toronto, ownership propensities remained relatively unchanged between 1986 and 1991 for recent immigrant households headed by individuals under 45 years and over 55 years but declined for those headed by persons in the 45–54 year age group.

**Table 7.2**  
**Ownership Rates by Period of Immigration and Age of Household Maintainer**  
**For Family Households, Canada, Montreal, Toronto and Vancouver, 1991**

	<i>Proportion of Family Households Who Own in Each Age Group</i>								
	All	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	65- 74	75 +
<b>CANADA</b>									
TOTAL	73.0%	19.2%	57.1%	75.6%	82.7%	85.1%	80.7%	82.8%	76.0%
Non-immigrants	72.7%	19.2%	58.5%	76.7%	82.8%	84.6%	80.6%	82.6%	76.1%
All Immigrants	74.3%	19.6%	47.6%	71.6%	82.3%	86.4%	81.0%	83.5%	75.7%
Prior to 1966	86.9%	N/A	66.2%	83.3%	88.9%	90.9%	85.5%	88.5%	79.8%
1966- 70	80.9%	32.8%	58.6%	81.3%	86.7%	86.8%	78.3%	82.2%	65.9%
1971- 75	74.7%	20.4%	56.8%	78.3%	81.0%	80.2%	66.2%	69.4%	58.8%
1976- 80	67.4%	21.9%	56.8%	73.3%	76.9%	73.6%	51.4%	54.6%	44.8%
1981- 85	57.4%	20.4%	49.4%	63.6%	69.1%	62.9%	46.7%	48.0%	42.8%
1986- 91	36.8%	14.5%	27.3%	41.2%	48.6%	51.7%	50.2%	49.5%	53.4%
Recent Imm. '86*	37.0%	17.1%	29.3%	43.9%	49.2%	46.2%		42.0%	43.8%
<b>MONTREAL</b>									
TOTAL	60.2%	13.0%	46.4%	64.6%	71.3%	71.3%	58.1%	61.9%	48.7%
Non-immigrants	59.5%	13.2%	48.6%	65.9%	70.6%	68.6%	55.7%	59.1%	46.5%
All Immigrants	62.7%	11.8%	33.3%	60.1%	73.3%	77.9%	64.8%	69.7%	54.1%
Prior to 1966	79.5%	N/A	54.9%	77.4%	84.0%	86.1%	72.5%	78.8%	59.8%
1966- 70	73.5%	32.1%	49.2%	74.2%	79.7%	77.6%	61.6%	70.4%	37.9%
1971- 75	66.4%	11.0%	50.1%	70.6%	72.6%	72.9%	39.3%	40.8%	34.4%
1976- 80	55.7%	18.6%	45.2%	61.8%	66.3%	57.3%	32.7%	35.3%	28.2%
1981- 85	42.2%	14.4%	32.7%	48.8%	55.3%	48.2%	27.9%	26.8%	31.3%
1986- 91	20.8%	5.2%	14.2%	23.7%	31.8%	28.5%	21.9%	24.1%	10.7%
Recent Imm. '86*	18.2%	8.9%	13.2%	23.2%	28.2%	20.8%		14.8%	17.6%
<b>TORONTO</b>									
TOTAL	69.4%	17.6%	49.9%	69.7%	79.2%	82.9%	78.5%	80.8%	72.8%
Non-immigrants	68.4%	17.7%	53.3%	72.0%	78.0%	81.3%	79.3%	81.1%	74.7%
All Immigrants	70.4%	17.4%	44.6%	67.7%	79.9%	84.0%	77.8%	80.4%	71.2%
Prior to 1966	87.2%	N/A	70.2%	84.4%	89.4%	90.3%	85.3%	88.1%	78.7%
1966- 70	80.9%	33.6%	59.9%	81.2%	85.6%	85.6%	78.3%	81.6%	65.8%
1971- 75	71.2%	21.0%	52.8%	74.8%	77.7%	74.9%	58.0%	64.0%	42.9%
1976- 80	62.6%	16.6%	53.3%	68.9%	72.6%	71.0%	38.3%	42.0%	31.5%
1981- 85	51.5%	18.9%	44.3%	57.2%	63.7%	59.2%	39.0%	40.3%	35.1%
1986- 91	35.0%	13.0%	27.3%	39.2%	46.1%	47.5%	39.7%	38.8%	44.8%
Recent Imm. '86*	34.7%	16.4%	27.5%	39.4%	50.1%	43.0%		40.1%	40.0%
<b>VANCOUVER</b>									
TOTAL	70.3%	14.4%	48.4%	71.0%	80.6%	85.1%	82.4%	84.2%	78.8%
Non-immigrants	67.1%	12.6%	47.5%	68.8%	79.4%	83.8%	84.4%	85.9%	81.4%
All Immigrants	75.4%	23.0%	51.2%	74.6%	81.8%	86.6%	79.4%	81.7%	75.2%
Prior to 1966	84.3%	N/A	54.0%	78.3%	85.6%	89.3%	84.1%	86.5%	79.8%
1966- 70	80.1%	27.0%	54.7%	81.6%	84.8%	88.9%	78.8%	81.4%	70.1%
1971- 75	78.0%	21.4%	58.3%	80.4%	83.3%	83.8%	75.5%	77.7%	71.2%
1976- 80	70.5%	32.4%	60.7%	74.4%	77.1%	80.8%	60.9%	66.2%	50.9%
1981- 85	65.3%	22.8%	57.7%	68.4%	76.2%	76.6%	56.7%	60.2%	48.1%
1986- 91	57.4%	18.9%	35.8%	63.4%	70.1%	76.8%	75.7%	75.1%	79.3%
Recent Imm. '86*	43.2%	23.3%	32.1%	50.3%	51.0%	53.2%		54.8%	64.3%

\*For comparative purposes, "Recent Imm. '86" refers to those who would have been considered recent immigrants in the 1986 Census, that is, those who had immigrated into Canada during the five-year period prior to the 1986 Census (1981- 1986).

Source: 1991 Census of Canada custom tabulations

## **In Vancouver, in 1991 Recent Immigrant Ownership Propensities Increased**

- In Vancouver, home ownership rates of recent immigrants increased between 1986 and 1991 in all age groups despite the recent inflationary market trends, and the increases were substantial. For example, among recent immigrants whose household maintainers were aged 45 to 54, the proportion of owners increased from 51% in 1986 to 67% in 1991; for those headed by recent immigrants aged 55 to 64, the increase was from 52% in 1986 to 75% in 1991. The reasons behind these changes have been discussed earlier.

### **7.1.2 Family Households**

The following discussion of the tenure pattern among family households is based on data presented in Table 7.2. Tenure rates of different family types is provided in Tables A7.1 to A7.6 in Appendix D.

#### **Among Family Households, Immigrants in the Prime Homebuying Age Category Have Lower Ownership Propensities than Non-immigrants**

- Among family households, a different pattern of ownership emerges than among all households. Overall at a national level, immigrants and non-immigrants have a similar ownership propensity, i.e., about three quarters are owners. Nevertheless, among adult immigrants in the prime home buying age – aged 25 to 34 years and 35 to 44 years – the ownership level of immigrants is lower than that of non-immigrants. For example, where the household is headed by an individual in the 25 to 34 year age group, 48% of immigrant family households own compared to 59% of non-immigrant family households. Similarly, 72% of immigrant family households with maintainers aged 35 to 44 own compared to 77% of non-immigrant family households. However, among all other age groups, ownership propensities are virtually identical at the national level. In all age groups, immigrant family household ownership propensities increase with length of time in Canada, and over time exceed the ownership rates of non-immigrants.

#### **Family Households in the CMA's**

- In Montreal, immigrant family households overall have a slightly higher propensity to own than non-immigrant households – 63% of immigrant households own compared to 60% of non-immigrant households. Immigrant households headed by individuals in the 25–34 and the 35–44 year age group have lower ownership propensities than non-immigrant households. Among households with middle aged and older maintainers, immigrant family households have higher ownership rates than non-immigrant households.

**Table 7.3**  
**Ownership Rates by Period of Immigration and Age of Household Maintainer**  
**For Non-Family Households, Canada, Montreal, Toronto and Vancouver, 1991**

	<i>Proportion of Non-Family Households Who Own in Each Age Group</i>								
	All	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	65- 74	75 +
<b>CANADA</b>									
TOTAL	37.0%	7.6%	21.0%	34.4%	41.8%	49.2%	49.2%	51.8%	46.4%
Non-immigrants	36.3%	7.5%	21.7%	35.0%	41.8%	48.7%	48.7%	51.2%	46.3%
All Immigrants	40.0%	8.6%	15.8%	31.4%	41.8%	51.5%	51.5%	54.0%	46.5%
Prior to 1966	52.2%	N/A	23.9%	40.2%	48.7%	56.6%	56.6%	59.5%	49.5%
1966- 70	36.4%	11.2%	21.0%	38.9%	43.8%	46.4%	46.4%	41.5%	35.9%
1971- 75	29.7%	9.8%	19.9%	34.1%	37.7%	38.9%	38.9%	34.7%	26.3%
1976- 80	24.7%	10.9%	19.0%	30.2%	32.0%	34.3%	34.3%	24.8%	23.7%
1981- 85	21.3%	10.9%	16.1%	24.9%	28.3%	27.3%	27.3%	26.8%	26.0%
1986- 91	11.3%	5.3%	8.6%	13.6%	14.8%	31.4%	31.4%	30.0%	25.7%
Recent Imm. '86*	11.0%	5.2%	7.6%	12.2%	19.8%	31.3%		28.8%	18.2%
<b>MONTREAL</b>									
TOTAL	19.8%	4.1%	11.3%	22.0%	26.2%	26.3%	23.4%	25.2%	21.2%
Non-immigrants	19.3%	4.1%	11.8%	22.4%	25.9%	25.5%	21.9%	23.5%	19.8%
All Immigrants	22.6%	4.1%	8.2%	19.8%	28.1%	30.8%	29.8%	33.7%	26.1%
Prior to 1966	34.7%	N/A	18.2%	31.9%	35.1%	37.4%	34.8%	41.1%	29.5%
1966- 70	24.0%	13.3%	13.0%	28.9%	33.0%	24.7%	18.0%	19.0%	17.2%
1971- 75	19.1%	2.0%	9.1%	23.5%	30.3%	23.6%	14.2%	18.6%	8.9%
1976- 80	14.7%	6.0%	13.9%	21.8%	12.1%	16.7%	9.8%	11.3%	7.7%
1981- 85	12.8%	3.0%	11.5%	16.8%	17.8%	13.3%	10.7%	13.3%	7.3%
1986- 91	4.5%	3.7%	3.2%	4.6%	7.3%	20.0%	9.5%	6.7%	15.0%
Recent Imm. '86*	3.9%	2.7%	3.0%	3.0%	8.2%	9.8%		6.5%	16.7%
<b>TORONTO</b>									
TOTAL	30.9%	7.4%	16.0%	28.6%	35.8%	43.2%	43.9%	46.3%	41.6%
Non-immigrants	29.8%	6.7%	16.6%	29.1%	36.0%	42.5%	44.8%	46.7%	42.7%
All Immigrants	32.6%	9.3%	14.1%	27.7%	35.4%	44.0%	42.8%	45.6%	40.3%
Prior to 1966	47.3%	N/A	19.8%	39.3%	43.9%	50.5%	49.4%	54.4%	45.3%
1966- 70	33.3%	13.6%	19.2%	35.8%	40.4%	41.4%	32.1%	34.9%	28.9%
1971- 75	23.8%	9.0%	17.4%	29.6%	27.6%	30.1%	18.4%	20.6%	15.7%
1976- 80	19.5%	9.6%	16.9%	24.7%	26.5%	27.5%	13.3%	13.9%	12.4%
1981- 85	17.0%	19.0%	14.5%	18.7%	19.7%	20.5%	15.9%	14.5%	17.9%
1986- 91	10.9%	5.5%	9.4%	14.6%	13.3%	19.8%	18.1%	20.6%	12.3%
Recent Imm. '86*	10.3%	5.9%	8.7%	11.6%	18.1%	22.9%		18.1%	15.9%
<b>VANCOUVER</b>									
TOTAL	33.1%	6.5%	16.7%	28.7%	38.4%	46.8%	49.5%	52.1%	47.1%
Non-immigrants	31.3%	5.9%	16.6%	28.3%	37.2%	45.3%	51.2%	52.4%	49.8%
All Immigrants	38.0%	10.1%	16.9%	30.2%	41.0%	50.0%	46.7%	51.5%	43.2%
Prior to 1966	46.9%	N/A	18.5%	29.1%	43.1%	50.2%	50.3%	55.1%	47.1%
1966- 70	34.0%	8.3%	14.8%	32.4%	41.6%	51.9%	37.8%	44.4%	30.7%
1971- 75	32.4%	10.2%	21.7%	36.5%	42.9%	43.4%	33.2%	47.8%	19.8%
1976- 80	26.2%	6.6%	18.5%	31.2%	37.6%	43.9%	26.8%	27.5%	25.6%
1981- 85	26.1%	16.4%	18.9%	26.9%	26.9%	50.0%	30.0%	33.3%	25.9%
1986- 91	20.0%	9.2%	13.9%	21.1%	23.0%	61.4%	54.3%	57.4%	47.8%
Recent Imm. '86*	14.3%	3.3%	7.0%	10.3%	50.0%	41.7%		30.8%	30.0%

\* For comparative purposes, "Recent Imm. '86" refers to those who would have been considered recent immigrants in the 1986 Census, that is, those who had immigrated into Canada during the five-year period prior to the 1986 Census (1981-1986).

Source: 1991 Census of Canada custom tabulations

- In Toronto, immigrant family households have a slightly higher ownership propensity (70%) than non-immigrants (68%). Immigrant family households with maintainers between 25–34 and 45–54 years of age, have lower ownership propensities than non-immigrant households while in the remaining age groups, ownership rates are very similar for immigrant and non-immigrant households.
- Most immigrant family households in Vancouver have higher ownership rates than non-immigrant households. The overall ownership level among immigrant family households is 75% compared to 67% for non-immigrant families. Immigrant families with maintainers 15 to 24 years of age have a particularly high ownership level (23%) compared to non-immigrant families (13%).

### **7.1.3 Non-family Households**

The following discussion is based on the data provided in Table 7.3 on page 96. For specific non-family household types, see Tables A7.1 and A7.2 in appendix D.

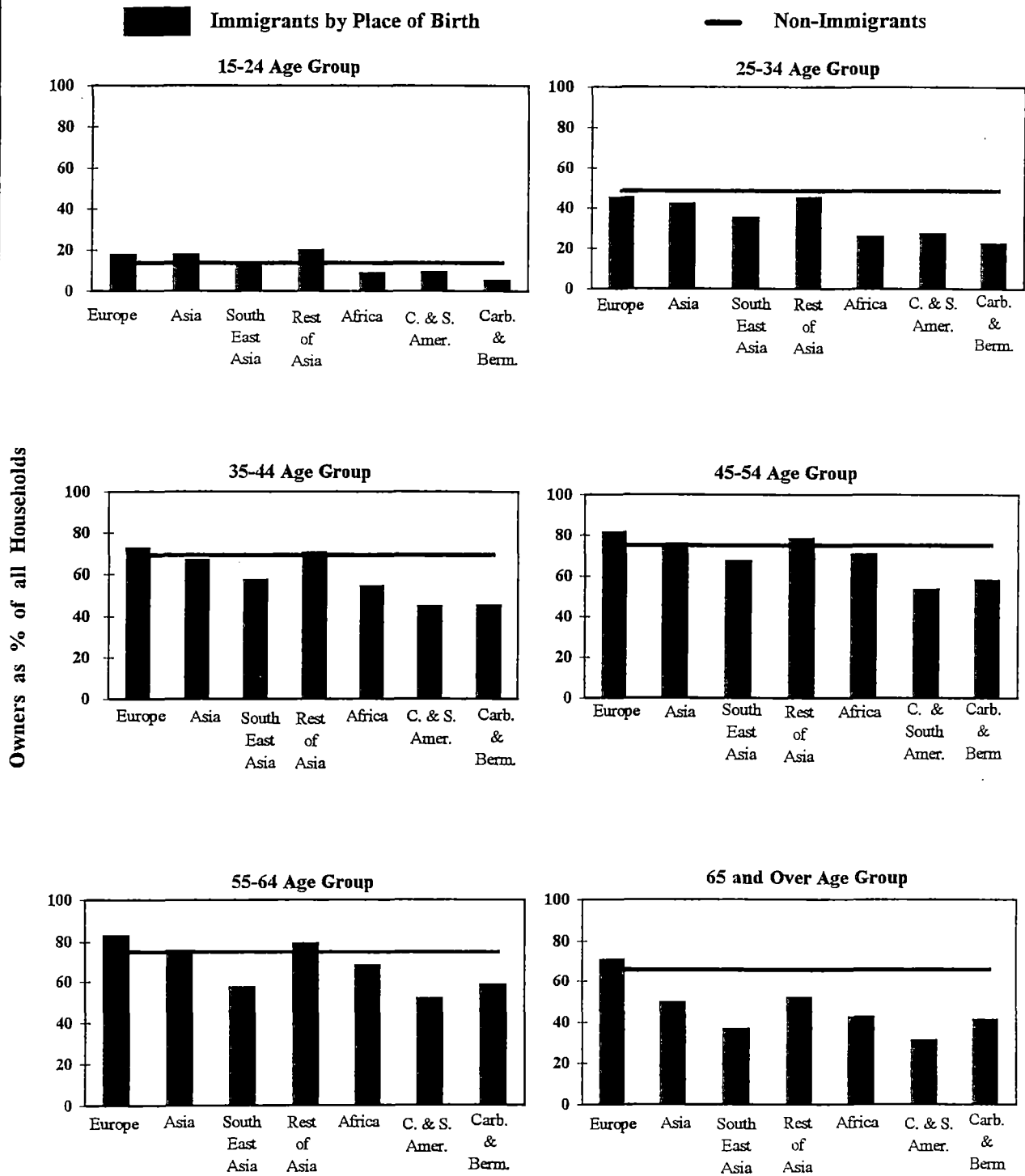
- At the Canada-wide level, immigrant non-family households are more likely to own their homes than non-immigrant households (40% of immigrant non-family and 36% of non-immigrant non-family households are owners). This is probably due to higher ownership propensities among older non-family immigrants (55 years and older) compared to non-immigrant households in this age category.
- In all age groups, the longer the time immigrants have resided in Canada, the more likely immigrant households are to own their own homes. In all age groups ownership propensities of immigrant non-family households exceed ownership propensities of non-immigrants after 20 – 25 years in Canada.

#### **Non-Family Ownership Rates in the CMA's**

- In Montreal, Toronto and Vancouver, immigrant non-family households all have higher ownership propensities than non-immigrant households (see Table 7.3).
- In Montreal, immigrant non-family households with maintainers under 45 years of age have lower ownership rates than non-immigrant households, but where the maintainer is 45 years or over, the ownership rates of immigrant households are higher than those of non-immigrant households.
- In Toronto, there are only slight differences between immigrant and non-immigrant non-family households across all age groups.
- In Vancouver, immigrant non-family households have higher ownership propensities in most age categories than non-immigrant households.



## Ownership Propensities by Age and Place of Birth of Head, Canada, 1991



Source: 1991 Census of Canada custom tabulations

## **7.2. Differences in Tenure Patterns Based on Place of Birth**

In this section, we explore differences in tenure patterns, and specifically, ownership propensities, based on place of birth. The data for this discussion are illustrated in the chart on the opposite page. Detailed data are provided in Tables A8.1 to A8.9 and Tables A9.1 to A9.4 in Appendix D. Tables A8.1 to A8.9 provide a summary of ownership rates by age of household maintainer and place of origin for all households, non-family households, family households and six other household types for Canada and the three CMA's. Tables A9.1 to A9.4 provide ownership rates for all households from different places of origin by age of household maintainer and period of immigration for Canada and the three CMA's.

### **7.2.1 All Households**

An analysis of ownership levels by place of origin indicates that there are differences depending upon where immigrants originate. In this discussion, it is important to control for the age of the household maintainer to ensure that differences in ownership rates are not simply due to age composition. We will also examine the effect of period of immigration on ownership rates for immigrants from different places of origin. Some comparison will also be undertaken of incomes of owners and renters for immigrants from different places of origin.

Further statistical analysis is undertaken on underlying variables in Chapter 9 to determine the impact of each explanatory variable on tenure controlling for all other variables simultaneously.

### **European Ownership Rates Are Highest But When Period of Immigration Controlled, Rest of Asia Ownership Propensities are Higher**

- There are differences in patterns of ownership based upon place of birth. Overall ownership rates, prior to controlling for period of immigration, are highest for households headed by European immigrants (73%), followed by households headed by someone from the Rest of Asia (65%) and All Other Immigrants (63%) – compared to 62% among non-immigrant households. Households whose head is from South East Asia or Africa have similar overall ownership propensities (50%). The lowest ownership propensities are among households headed by immigrants from Central and South America and the Caribbean and Bermuda (39% and 43% respectively).
- The higher ownership rates among European-headed households is due to two factors –the longer length of time which Europeans have been in Canada and the higher propensities among older European immigrants.

- Data from the 1991 Census, shown in Tables A9.1 to 9.4, confirmed the findings of the 1986 study in which it was found that when length of time in Canada was controlled, Asian immigrants have higher ownership propensities than those from Europe (Clayton, 1994). A more detailed breakdown of data from the 1991 Census, shows that the higher ownership rates for households headed by immigrants from Asia reflect the higher ownership propensities among immigrants from the Rest of Asia.

### **Immigrants From the Rest of Asia**

- Immigrant households where the head is from the Rest of Asia also have higher propensities to own than non-immigrant households. For example, at a Canada-wide level, 65% of immigrant households headed by an individual from the Rest of Asia are owners compared to 62% of non-immigrants (refer to Table 8.1 in Appendix D). In younger and middle age groups, the propensity to own of immigrant households where the head is from the Rest of Asia exceeds that of non-immigrant households. However, among older age groups (65 years onward), immigrant households headed by an individual from the Rest of Asia have lower propensities to own than non-immigrant households (reflecting the higher likelihood of older immigrants from the Rest of Asia to live with their family compared to non-immigrants).
- The relatively high propensity to own among immigrant households headed by a young adult from the Rest of Asia (20%) is above that of non-immigrants and immigrants.
- In most age groups, immigrant households with household maintainers from the Rest of Asia have higher ownership propensities than immigrants from Europe when period of immigration is controlled. These differences are especially noticeable among recent immigrants, where ownership propensities for households with maintainers in all age groups from the Rest of Asia are well above those of immigrants from Europe and other countries.

### **Immigrants from South East Asia and Africa**

- About half of households maintained by immigrants from South East Asia and Africa are owners; however, patterns of ownership among age groups are different. For example, immigrant households headed by persons from South East Asia in younger age groups (less than 45 years of age) have higher propensities to own than immigrant households from Africa while immigrant households with household heads from Africa in older age categories (above 45 years of age) have higher ownership propensities.

## **Central and South America and the Caribbean and Bermuda**

- Immigrant households headed by persons from Central and South America have the lowest ownership rate (39%) and those headed by persons from the Caribbean and Bermuda have the second lowest (43%). Ownership levels among immigrants from the Caribbean and Bermuda are lower than those of immigrants from Central and South America in households headed by younger age groups (under 34 years) but higher among immigrant households headed by individuals in older age groups. Lower levels of ownership are partially explained by household composition and associated income levels (larger proportions of single parent families and single persons).

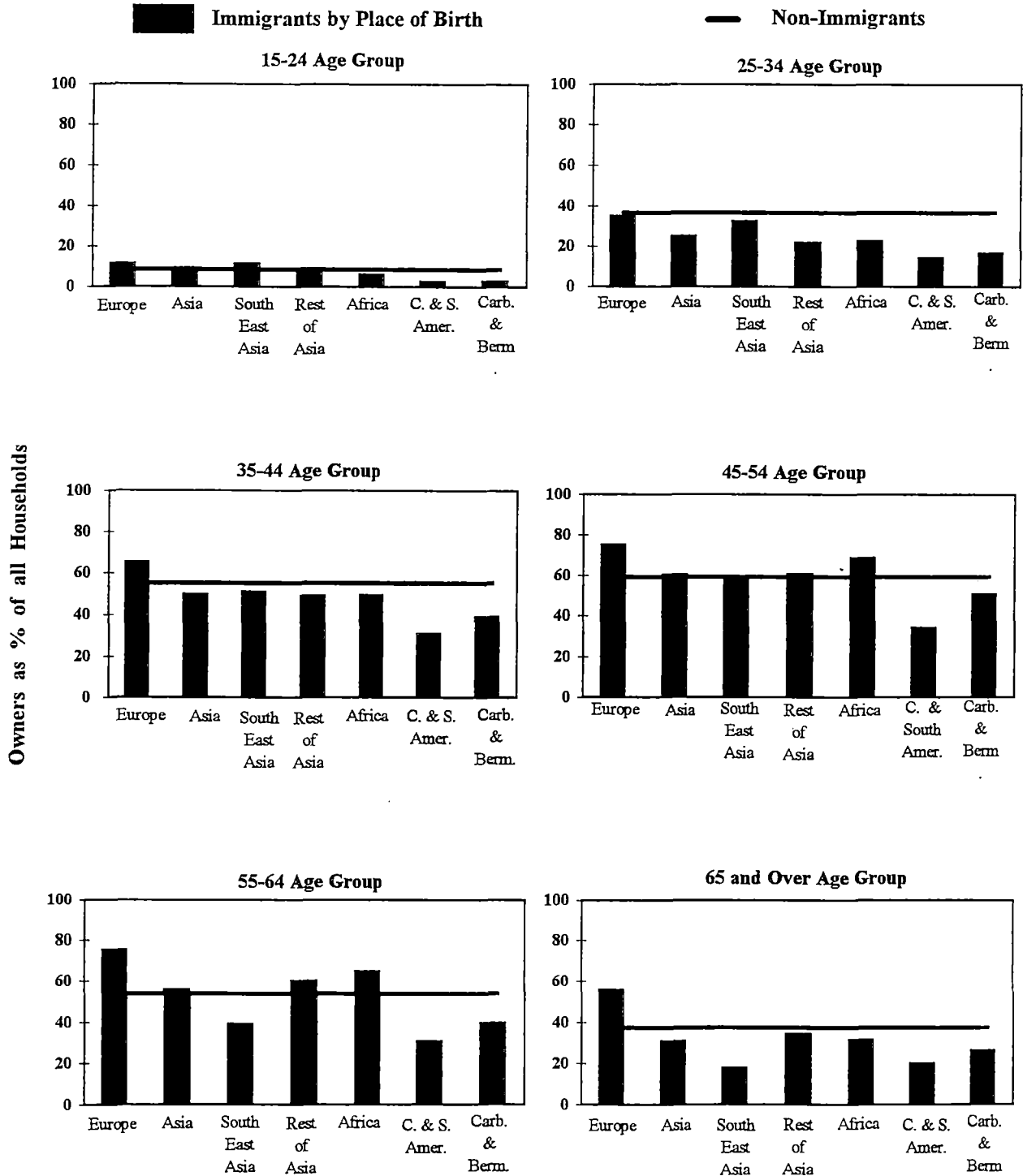
## **Variations in the Three CMA's**

In the following sections, we discuss the differences in tenure patterns which are observed for immigrant households in each of the three CMA's (refer to Tables 9.2 to 9.4 and the charts on the next three pages).

### **Montreal**

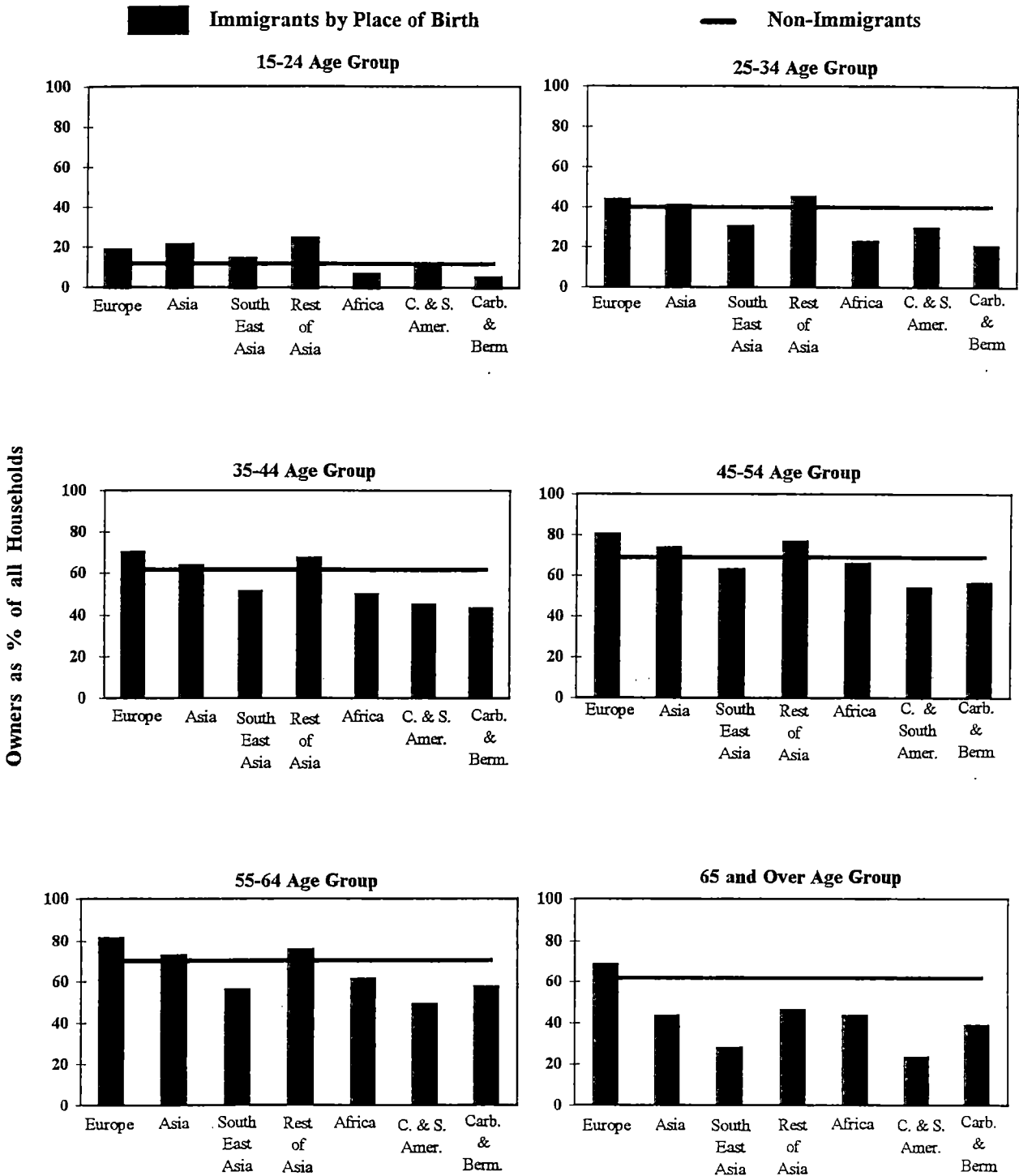
- While generally similar patterns prevail in Montreal as in Canada, there are some differences. Europeans have the highest ownership rates among all age groups followed by immigrants from Africa and from All Other Countries. However, when period of immigration is controlled, immigrants from Asia have ownership levels similar to immigrants from Europe (refer to Table A9.2 in Appendix D).
- In Montreal, immigrants from South East Asia have the same overall propensity to own as immigrants from the Rest of Asia. However, differences emerge between these two Asian categories when we look at the different age groups. For households headed by younger age groups (15–24 and 25–34), home ownership rates are higher for South East Asia than for Rest of Asia. Households from these two parts of Asia who are headed by middle age groups (35–44 and 45–54 years of age) have similar ownership propensities. Among households headed by older age groups (55 years plus), ownership rates are higher for immigrants from the Rest of Asia than for immigrants from South East Asia. The relatively high ownership propensities among both Africans and South East Asians may reflect the advantage that immigrants from French-speaking African countries and from Vietnam have in the Montreal setting.
- Immigrant households maintained by persons from Central and South America have the lowest home ownership rates – well below those of immigrant households whose heads are from the Caribbean and Bermuda. However, these differences appear to be due to period of immigration as they disappear when period of immigration is controlled.

## Ownership Propensities by Age and Place of Birth of Head, Montreal, 1991



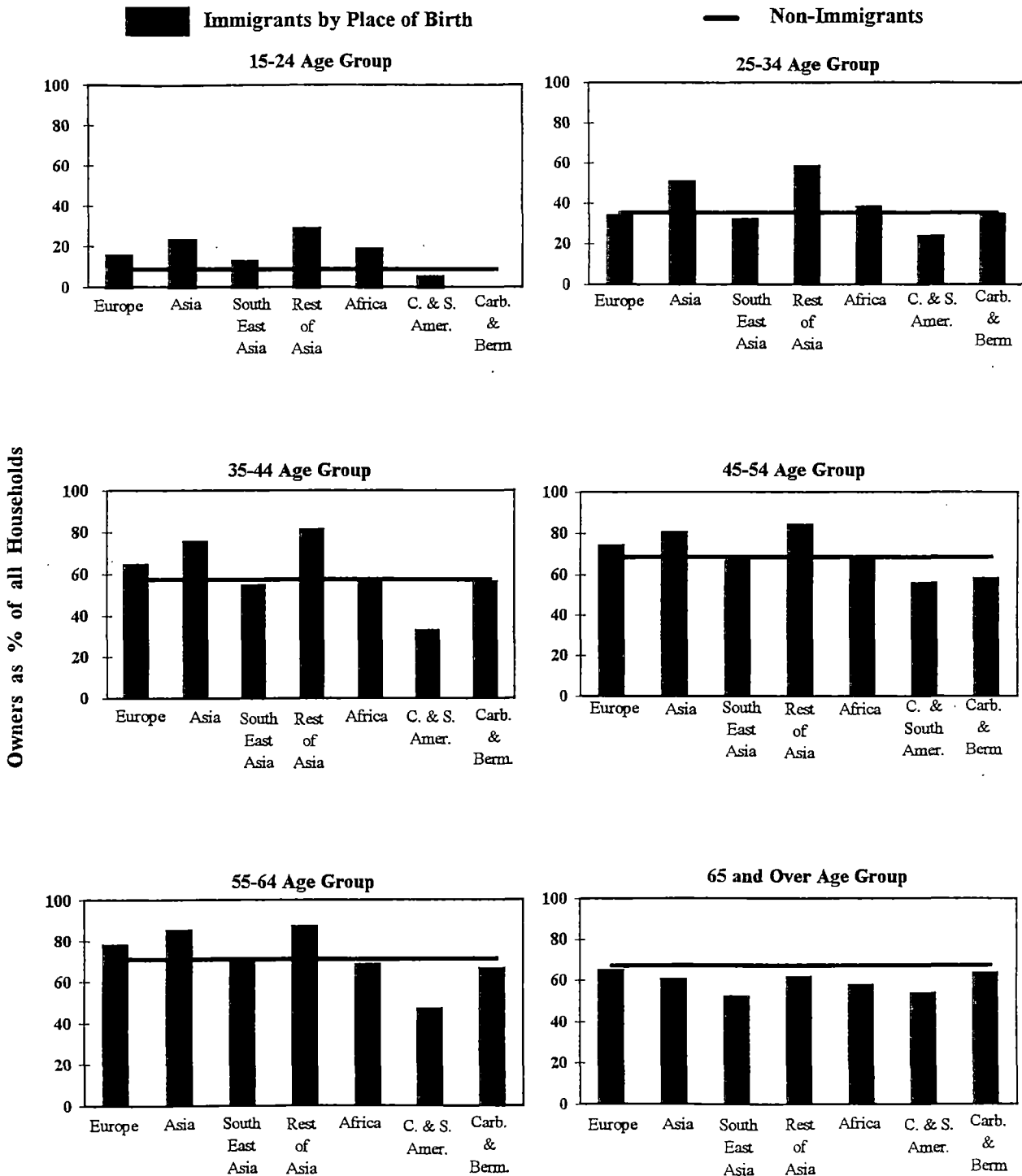
Source: 1991 Census of Canada custom tabulations

## Ownership Propensities by Age and Place of Birth of Head, Toronto, 1991



Source: 1991 Census of Canada custom tabulations

## Ownership Propensities by Age and Place of Birth of Head, Vancouver, 1991



Source: 1991 Census of Canada custom tabulations

## Toronto

- In Toronto, differences among immigrants from different places of birth are similar to those observed at the national level. The highest ownership propensities are among households headed by immigrants from Europe and the Rest of Asia – both are higher than those of non-immigrant households. Again, ownership rates for households headed by immigrants from the Rest of Asia are higher when period of immigration is controlled (refer to Table A9.3 in Appendix D). The ownership propensities of immigrant households whose heads are from Africa, Central and South America and from the Caribbean are clustered together – well below immigrants from Europe and the Rest of Asia.

## Vancouver

- The highest ownership rates are among immigrant households where the household maintainer is from the Rest of Asia. (Refer to Table A9.4 in Appendix D.) These rates, particularly for recent immigrants, are well above those of all households headed by immigrants in general and by non-immigrants (66% of recent immigrants from the Rest of Asia are owners). Households in Vancouver whose maintainers are from the Rest of Asia have the highest ownership level of all immigrant groups from different places of origin in Vancouver, Canada or either of the other two CMA's.
- In all age groups (up to 65 years of age), immigrant households headed by persons from the Rest of Asia have ownership propensities which exceed those of all other immigrant groups. For households in which the maintainer is 65 or older, immigrants from the Rest of Asia have lower ownership propensities than immigrants in this age group from Europe. Immigrant households headed by Europeans have the second highest ownership rates.
- Immigrant households headed by persons from Africa, the Caribbean and Bermuda and South East Asia have similar ownership propensities, and those headed by individuals from Central and South America have the lowest ownership propensities.

### 7.2.2 Family Households

#### Immigrants from Europe and the Rest of Asia Have Highest Ownership Propensities

- European family households have the highest overall propensity to own – 82% – exceeding that of all immigrant groups as well as non-immigrants. However, when period of immigration is controlled, immigrant families from the Rest of Asia have a higher ownership propensity than Europeans (refer to Table A8.2 in Appendix D).



Thus, the higher ownership levels among Europeans are due to the longer length of time immigrants have been in Canada and to their older age structure.

- Rest of Asian immigrant households have the next highest overall ownership propensity – 72%. Among family households headed by immigrants from the Rest of Asia, households where the maintainer is 15 to 24 years of age have a particularly high ownership propensity compared to non-immigrants – 27% of immigrant households own compared to 19% for non-immigrants. (Young European family households are not that far behind at 25%).
- However, immigrant families with older household maintainers born in the Rest of Asia have a low ownership propensity – well below that of Europe and non-immigrants.

### **Immigrant Families from South East Asia and Africa Have Similar Ownership Propensities**

- Families headed by immigrants from Africa and from South East Asia have similar ownership propensities (60% and 56% respectively).

### **Immigrant Families from the Caribbean and Central and South America Have the Lowest Ownership Propensities**

- The lowest ownership propensities are among immigrant families from Central and South America (45%). Immigrant families from the Caribbean and Bermuda are the second lowest (50%). In part these lower propensities are due to higher proportions of single parent families. For example, 15% of immigrant households from Central and South America are single parent families and 25% of immigrant households from the Caribbean and South America are single parent families.
- Among single parent families, immigrants from Central and South America and the Caribbean and Bermuda have lower ownership propensities than both immigrant households from other countries and non-immigrants. (see Table A8.5 in Appendix D).

## **CMA Variations**

- In Montreal, European family households in most age groups have the highest ownership propensities, followed by households headed by immigrants from Asia and Africa. The lowest ownership rates are among households headed by immigrants from the Caribbean and Bermuda and from Central and South America.
- In Toronto, the highest ownership propensities are among European and Rest of Asian families (although families with older maintainers from the Rest of Asia have lower ownership levels). The lowest ownership propensities among families with maintainers from Central and South America and the Caribbean. Immigrant families from Africa and South East Asia have similar ownership rates –between the two lowest groups and the Europeans and the Rest of Asians.
- In Vancouver, family households maintained by immigrants from the Rest of Asia have the highest ownership propensities in all age groups except those over 65. Ownership propensities are similar among families from other immigrant groups (from Africa, the Caribbean and Bermuda, South East Asia) except for Central and South American family households who have the lowest ownership rates.

### **7.2.3 Non-Family Households**

#### **European and Rest of Asia Immigrants Have Higher Ownership Propensities**

- In most age groups, non-family households headed by European immigrants have higher ownership rates than other immigrant and non-immigrant households (refer to Table A8.7 in Appendix D).
- Immigrant households from the Rest of Asia also have relatively high ownership propensities, except among those with maintainers over 65 years of age.
- Households headed by immigrants from Africa, South East Asia, Central and South America, and the Caribbean and Bermuda have the lowest ownership rates.

#### **Vancouver Has a Different Pattern from Canada and Toronto and Montreal**

- In Toronto, immigrant non-family households reflect national trends, i.e., non-family households from Europe and the Rest of Asia have the highest ownership levels. In Montreal, non-family households headed by European immigrants have the highest ownership propensities.
- In Vancouver, non-family households with maintainers from the Rest of Asia have the highest ownership rates of all immigrant and non-immigrant households – particularly evident among households with younger and middle aged maintainers.

Table 7.4  
Median Household Income, Immigrants and Non- Immigrants  
by Place of Birth and Period of Immigration, Canada, 1991

	Total	15- 24	25- 34	35- 44	45- 54	55- 64	65+
<b>TOTAL</b>	\$39,197	\$22,120	\$39,818	\$48,385	\$52,615	\$39,636	\$22,287
Non- immigrants	\$38,752	\$22,316	\$40,162	\$48,260	\$51,269	\$37,444	\$22,181
Immigrants	\$41,494	\$20,050	\$37,341	\$49,270	\$57,190	\$47,443	\$24,322
Prior to 1965	\$39,463	NA	\$46,086	\$56,434	\$60,219	\$47,139	\$23,374
1966- 1970	\$51,411	\$25,648	\$44,101	\$52,545	\$60,855	\$52,162	\$22,891
1971- 1975	\$48,545	\$22,798	\$42,300	\$52,380	\$56,282	\$48,345	\$20,200
1976- 1980	\$43,747	\$21,712	\$40,957	\$49,506	\$54,472	\$41,836	\$18,126
1981- 1985	\$38,812	\$20,307	\$37,792	\$44,934	\$48,983	\$36,389	\$15,616
1986- 1991	\$27,186	\$16,601	\$26,317	\$30,741	\$31,797	\$28,968	\$16,305
Europe - All	\$41,800	\$23,604	\$41,086	\$52,595	\$59,063	\$46,410	\$22,971
1986- 1991	\$28,923	\$18,516	\$28,507	\$34,026	\$34,867	\$25,494	\$14,149
Asia - All	\$42,493	\$18,913	\$36,324	\$45,604	\$53,595	\$50,219	\$20,609
1986- 1991	\$27,887	\$15,998	\$26,673	\$30,176	\$31,371	\$31,542	\$18,616
South East Asia - All	\$41,945	\$21,531	\$37,255	\$45,120	\$53,949	\$45,420	\$22,098
1986- 1991	\$29,320	\$18,037	\$28,564	\$31,585	\$34,985	\$30,914	\$20,107
Rest of Asia - All	\$42,717	\$17,223	\$35,837	\$45,792	\$53,470	\$51,142	\$20,407
1986- 1991	\$27,399	\$15,039	\$25,998	\$29,669	\$30,485	\$31,758	\$17,726
Africa - All	\$42,170	\$15,546	\$30,673	\$47,428	\$59,215	\$51,906	\$22,058
1986- 1991	\$22,196	\$11,447	\$19,930	\$28,558	\$33,691	\$25,932	\$15,947
Central & S. America - All	\$35,342	\$20,389	\$31,045	\$39,481	\$45,879	\$37,481	\$18,451
1986- 1991	\$23,733	\$18,030	\$23,301	\$27,753	\$25,163	\$21,511	\$9,938
Caribbean & Bermuda - All	\$36,754	\$15,605	\$29,090	\$39,248	\$47,126	\$43,895	\$21,659
1986- 1991	\$24,111	\$17,099	\$24,424	\$25,918	\$29,939	\$20,873	\$11,048
Other - All	\$38,743	\$22,292	\$40,148	\$48,273	\$51,391	\$37,540	\$22,169
1986- 1991	\$34,414	\$18,896	\$36,989	\$41,107	\$44,635	\$31,673	\$21,285

Source: 1991 Census and Custom Tabulations

## **7.3 Household Income as a Factor in Tenure**

### **7.3.1 Immigrant Income Patterns**

Income is an important factor underlying both the decision to form a household and whether or not to own or rent. In this section, 1991 median household incomes of immigrants and non-immigrants are compared. We also compare immigrant and non-immigrant household incomes when place of origin and length of time in Canada are controlled. (See Tables 7.4 and 7.5 and Tables A10, A11.1 to A11.4 and A12.1 to A12.4 in Appendix D.)

#### **Median Incomes of Immigrant Households with Younger Maintainers are Lower Than Non-immigrant Households but are Higher Among Middle Aged and Older Households**

- Among households with younger maintainers (15 to 34 years of age), immigrant households have lower median incomes than households maintained by non-immigrants. On the other hand, where the household maintainer is middle aged and older, immigrant household incomes are higher than those of non-immigrant households. (See Table 7.4. and Table A10 in Appendix D.)

#### **European Households Have the Highest Incomes**

- Households maintained by Europeans have the highest median household incomes for most age groups except for those 55 years and over. Asian immigrants and African households also have relatively high median household incomes. Incomes of immigrants from Central and South America and from the Caribbean and Bermuda are the lowest in most age categories.
- The median incomes for households with maintainers from Europe, Asia and Africa are clustered around the \$42,000 level while those with maintainers from Central and South America and the Caribbean and Bermuda are in the range of between \$35,000 and \$37,000. The lower income of the latter two groups reflects in part their higher proportion of single parent led families.

#### **Recent Immigrants Have Much Lower Household Incomes Than All Immigrants**

- The median income for all immigrant households is \$41,900 (1991) compared to \$38,800 for non-immigrant households. Among recent immigrants, the median household income is \$27,200 – about 70% of the non-immigrant income level. (See Table 7.4 on the opposite page.) The higher income of immigrant households is largely due to their concentration in the three large metropolitan areas where incomes are generally higher than in the rest of Canada.

- Nevertheless, the patterns for all household types and places of origin suggests that there is a significant increase in household income the longer immigrants are in Canada (refer to Table A11.1 to A11.4 in Appendix D). Within ten years, the differences between immigrant and non-immigrant household incomes are small in most immigrant groups. The longer immigrants are in Canada, generally the higher their income becomes (except as they move into their retirement years). For a number of immigrant groups (e.g., those from Europe, Asia, Africa), incomes start to exceed those of non-immigrants within approximately ten to fifteen years. For other groups (e.g., those from the Caribbean and Bermuda and Central and South America), the same pattern is observed, but over a longer period of time.
- This examination of income indicates that the rise in household income may provide a strong basis for understanding why immigrants are able to match the ownership rates of non-immigrants within ten to fifteen years.

### **7.3.2 Family and Non-Family Household Incomes**

#### **(i) Family Incomes**

- Family households with immigrant household maintainers have higher incomes than those maintained by non-immigrants. (Refer to Table A11.1 in Appendix D.) For example, immigrant families across Canada have a 1991 median household income of around \$50,000 compared to \$46,400 for non-immigrant family households. Recent family immigrant households have a much lower median income – \$31,200 for recent immigrants – 62% of the median income for all immigrant families. The highest median family household incomes are among those from Africa and Europe – \$51,550 and \$50,700 respectively.
- Higher incomes of immigrant families who have been here for some time compared to non-immigrant families may reflect, in part, the larger household size and greater incidence of multiple wage earners in extended families.
- Among family households headed by recent immigrants, those from Central and South America and the Caribbean and Bermuda have the lowest incomes, reflecting in part the higher proportion of single parent families in these groups. The highest median incomes for recent immigrant families are found among those from All Other Countries (primarily the United States) Europe, Asia, and Africa.

#### **(ii) Non-Family Incomes**

- The median non-family income is lower for immigrants than non-immigrants – \$19,200 for immigrant households and \$21,200 for non-immigrant households across Canada (refer to Table A11.1). Among non-family households, there is a

smaller gap between incomes of recent immigrants (\$16,100) and all immigrant (\$19,200) compared to family households. Incomes for non-family households are clustered in the \$19,000 to \$22,000 range. The lowest non-family household incomes are for Europeans (just under \$18,000) reflecting the higher proportion of elderly Europeans living alone. The highest non-family income is for South East Asians – \$23,700.

### **7.3.3. Income Patterns in Toronto, Vancouver and Montreal**

#### **Incomes of Immigrant Households are Lower Than Non-immigrants in Montreal and Toronto but Almost Identical in Vancouver**

- While median incomes for immigrant households are above those of non-immigrants at the Canada-wide level, this is not true at the CMA level. The median household income for immigrant households is lower than that of non-immigrant households in both Montreal and Toronto while in Vancouver, the median incomes of both groups are almost identical.

#### **Incomes Highest in Toronto and Vancouver Among Both Immigrants and Non-immigrants and Lowest in Montreal**

- Generally, the median incomes of both immigrant and non-immigrant households are higher in Toronto and Vancouver than in Montreal (refer to Table 7.5 on page 112). Thus, the concentration of immigrants in those cities where incomes are generally higher pushes up the incomes of immigrants at the Canada-wide level – a pattern previously observed by Clayton (1994).

### **7.3.4 Differences in Incomes of Immigrants and Non-immigrants Based on Tenure**

#### **Immigrant Owner Households Have Lower Median Incomes than Non-immigrant Owners**

- Among owner households, incomes of immigrants are generally well above those of non-immigrants at a Canada-wide level. (See Table 7.5 and Table A12.1 to A12.4 in Appendix D.) What this tends to reflect is that immigrant owners are concentrated in the three metropolitan areas. The concentration of immigrants in these urban areas where incomes are higher than in the rest of Canada, pushes up overall owner incomes above those of non-immigrant owner households.
- In the three CMA's where the majority of immigrants live, immigrant households who are owners generally have median household incomes which are below those of non-immigrant households. This finding confirms the commonly held notion that immigrants devote more of their income to owning – a characteristic of many immigrant groups which came through in the focus group discussions.

**Table 7.5**  
**Median Income for Immigrants and Non- immigrants**  
**Canada, Montreal, Toronto and Vancouver, 1991**

<b>All Households</b>				
	<b>Canada</b>	<b>Montreal</b>	<b>Toronto</b>	<b>Vancouver</b>
Non- immigrants	\$38,752	\$37,294	\$52,493	\$42,646
All Immigrants *	\$41,494	\$34,480	\$48,636	\$42,170
Recent Immigrants (1986- 1991)	\$27,186	\$17,884	\$33,500	\$27,455
<b>Owner Households</b>				
	<b>Canada</b>	<b>Montreal</b>	<b>Toronto</b>	<b>Vancouver</b>
Non- immigrants	\$47,735	\$53,805	\$67,466	\$56,187
All Immigrants *	\$51,512	\$49,034	\$60,000	\$52,551
Recent Immigrants (1986- 1991)	\$43,329	\$36,592	\$51,325	\$34,303
<b>Renter Households</b>				
	<b>Canada</b>	<b>Montreal</b>	<b>Toronto</b>	<b>Vancouver</b>
Non- immigrants	\$25,904	\$25,395	\$36,495	\$29,698
All Immigrants *	\$25,923	\$21,150	\$30,920	\$26,202
Recent Immigrants (1986- 1991)	\$21,899	\$15,463	\$27,717	\$21,447

*\* = Median Incomes derived from income distributions. Median Incomes were not available for the "all immigrant" category through the custom cross- tabulations.*

Source: 1991 Census of Canada custom tabulations and Lapointe Consulting Estimates

## **Incomes of Owners and Renters are Higher in Toronto than the Rest of Canada**

- The highest incomes are among immigrant and non-immigrant households living in Toronto – reflecting its historically higher incomes and higher housing costs compared to other CMA's – although Vancouver's housing costs are currently higher than Toronto's.

## **Recent Immigrant Owners Have Relatively High Incomes Except in Vancouver**

- Recent immigrant households who are owners have median incomes that are more similar to those of all immigrant households than is the case for all households (living in both owned and rented dwellings). This is not surprising because recent immigrants need to have relatively high incomes to afford to purchase a home when they move to Canada. It is interesting that the biggest discrepancy between incomes of recent and all immigrants is in Vancouver, where incomes of recent immigrants are much lower than those of all immigrants even though ownership rates are higher there than in the other two CMA's or Canada as a whole.

## **Incomes Among Recent Immigrant Owners from the Rest of Asia Relatively Low**

- Incomes of households headed by recent immigrants from the Rest of Asia are not higher than other immigrant groups even though ownership propensities are much higher in 1991 (refer to Table A11.1 in Appendix D). In fact, median incomes of recent immigrants from the Rest of Asia tend to be lower than median incomes of other groups.

## **European Non-Family Households Have Lowest Median Incomes**

- Among immigrant non-family owners, median incomes are highest for immigrants from Africa and South East Asia, with immigrant households from other areas having similar median incomes except for European non-family immigrant households whose median incomes are much lower – probably reflecting the higher proportion of older immigrants. (Refer to Table 11.1.)

## **Among Immigrant and Non-Immigrant Renters, Incomes More Similar**

- Median incomes for immigrants and non-immigrants are more similar for renter households than for owner households. Among family renters, median incomes for immigrants from Central and South America, the Caribbean and Bermuda and the Rest of Asia were lower than those of other immigrant groups.
- For renters, while the incomes of immigrants and non-immigrant households are roughly the same at the national level, in the three CMA's immigrant renter household incomes were lower than those of non-immigrant renter households.



These data suggest that the relationship between incomes and tenure is complex and that ownership rates may be more strongly related to the availability of capital than to income, although obviously the two are related. In Chapter 10, regression analysis is used to determine the effect of income on ownership rates, controlling for a number of other variables.

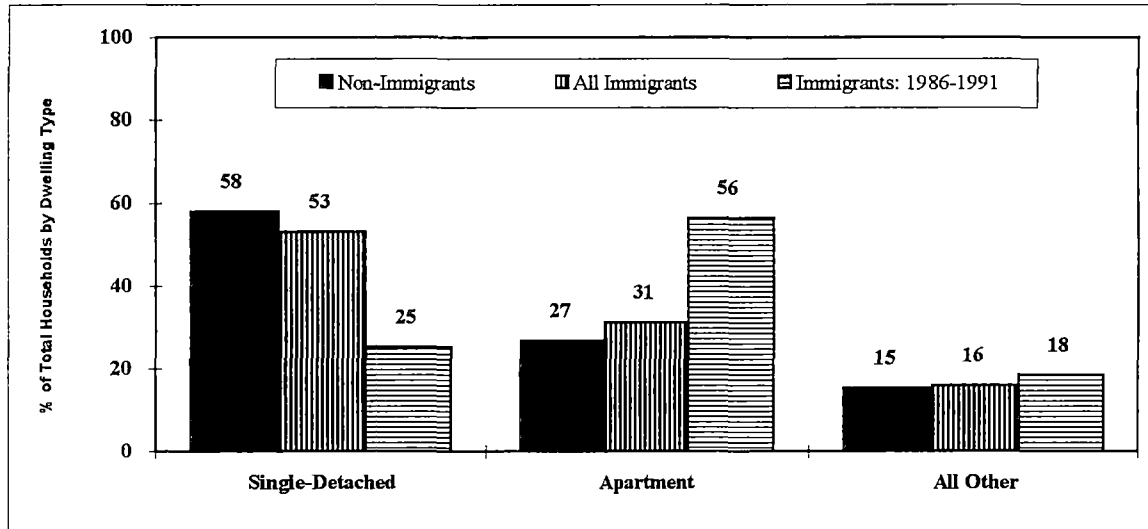
## 7.4 Summary

- Overall immigrants have a higher propensity to own (66%) than non-immigrants (62%); however, this is to some extent due to the older age profile of immigrants compared to non-immigrants.
- When age of head is controlled, immigrants in younger adult households (25–34) have lower ownership propensities than non-immigrants, while immigrants in the 35–44 year age group have marginally lower propensities than non-immigrants. Among middle aged and older households, immigrant ownership rates exceed those of non-immigrants.
- The longer immigrants live in Canada, the higher their ownership rates. For most age groups, immigrant ownership propensities match those of non-immigrants after 10 to 15 years in Canada. After that, the home ownership rates of immigrants exceed those of non-immigrants. The analysis of the 1991 Census confirmed the findings based on the 1986 Census (Clayton, 1994).
- Among family households, a different pattern of ownership emerges than among all households. Overall at a national level, immigrant and non-immigrant households have similar ownership propensities, i.e. about three quarters are owners. However, among adult immigrants in the prime home buying age – 25 to 34 and 35 to 44 years – the ownership level of immigrants is lower than that of non-immigrants. In all other age groups, ownership rates are virtually identical at the national level. In all age groups, immigrant family ownership propensities increase with length of time in Canada, and over time exceed the ownership rates of households headed by non-immigrants.
- In all three CMA's, households where the maintainer is an immigrant have a higher ownership level than households headed by a non-immigrant. In Toronto, however, ownership propensities of immigrants are higher than those of non-immigrants in middle aged and older age groups, whereas in Vancouver, immigrant ownership propensities are higher than non-immigrants for households headed by all age groups up to 65+ years. Montreal has the lowest ownership propensities of all three CMA's among both immigrant and non-immigrant households.

- The ownership propensity of recent immigrants remained at the same level in 1991 as in 1986 – 31% – well below that of all immigrants. Ownership propensities of households headed by recent immigrants in younger age groups (15–24, 24–34 and 35–44) declined slightly. For recent immigrant households headed by maintainers in the 45–54 year age bracket, ownership rates remained almost the same between 1991 and 1986 while for older household maintainers (55–64 and 65+ years), ownership propensities increased substantially.
- However, at the CMA level important changes have taken place between the two census years. In particular, in Vancouver ownership propensities of recent immigrants increased from 38% in 1986 to 51% in 1991 – reflecting the impact of the wave of immigrants in the investor and entrepreneurial group from Hong Kong. (This increase in the ownership rates of recent immigrants occurred in all age groups but was especially noticeable among those headed by an immigrant 45 years and over.)
- There are major differences in ownership propensities by place of birth. Europeans and Asians have the highest ownership propensities – both are higher than non-immigrants. Immigrants from the Rest of Asia have the highest ownership rates when period of immigration is controlled. Households headed by immigrants from South East Asia and Africa have similar ownership propensities – lower than those of non-immigrant households.
- The lowest ownership rates are among households headed by immigrants from Central and South America and the Caribbean and Bermuda. Ownership propensities among the latter are partially due to household composition – higher proportions of single parent and single person households.
- Some recent immigrants – particularly those in Vancouver – had high ownership rates despite their reported lower incomes. This anomaly may be due to a number of factors – recent immigrants are still working and earning income in Hong Kong, their income is generated elsewhere, or they came to Canada with a good deal of wealth. The data for recent immigrants to Vancouver seem to suggest that, while income no doubt influences ownership propensities, it is only part of the picture. It may be, rather, that the capital immigrants bring with them is a more important factor affecting the ownership propensities of recent immigrants.
- For other immigrants, capital accumulation presumably takes longer; nevertheless, home ownership is an important goal for most immigrant groups.

In Chapter 10 the role of underlying variables which may explain differences in ownership rates among immigrant and non-immigrant households and between immigrants from different places of birth will be examined.

**Dwelling Type Propensities  
by Immigrant Status, Canada, 1991**



Source: 1991 Census of Canada custom tabulations

**Table 8.1: Dwelling Type Choices by Period of Immigration  
Total Households (Owners and Renters)  
Canada, 1991**

	Single %	Apartments %	Other Mult. %	Movable %	Total %
TOTAL	57.0%	27.6%	13.6%	1.8%	100.0%
Non-immigrants	58.0%	26.8%	13.2%	2.0%	100.0%
All Immigrants	53.1%	31.1%	15.2%	0.7%	100.0%
Prior to 1966	63.0%	24.4%	11.7%	0.9%	100.0%
1966- 70	57.7%	25.2%	16.6%	0.6%	100.0%
1971- 75	52.3%	28.9%	18.3%	0.5%	100.0%
1976- 80	45.7%	34.8%	19.0%	0.5%	100.0%
1981- 85	37.6%	42.8%	19.3%	0.4%	100.0%
1986- 91	25.2%	56.4%	18.2%	0.2%	100.0%

Source: 1991 Census of Canada custom tabulation

## **8.0 DWELLING TYPE PREFERENCES**

In this section we examine the likelihood of immigrant owners and renters to live in various dwelling types. The three dwelling types included in this examination are single detached, apartments (high-rise or low-rise buildings) and other multiples (semi detached, row housing and apartments or flats in single detached, semi detached or row houses). High-rise refer to buildings with five or more stories and low-rise refer to buildings with four or fewer stories.

The data are illustrated on the charts on page 116 and 118 and in Tables 8.1, 8.2 and 8.3. More detailed data are contained in Tables A13.1 to A13.4 and Tables A14.1 to A14.4 in Appendix D.

### **8.1 Differences Between Immigrants and Non-Immigrants**

#### **8.1.1 Dwelling Types Preferences For All Households (Owners and Tenants)**

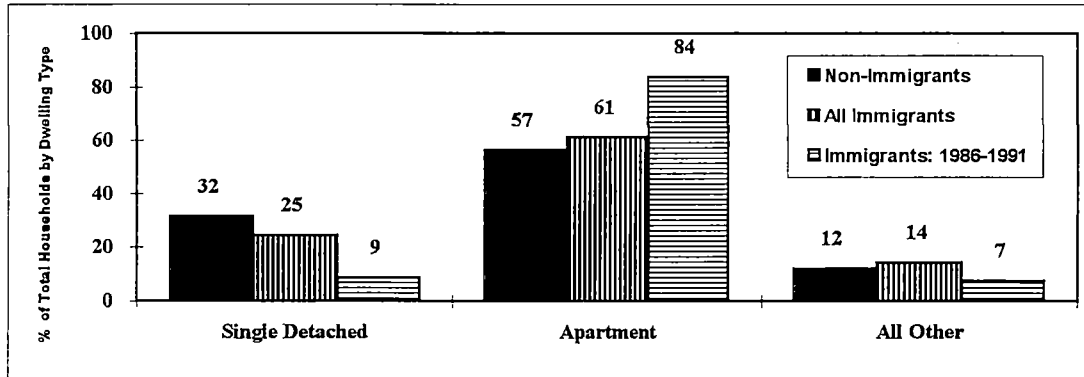
##### **Nationally Immigrants Have Lower Propensities for Single Detached Dwellings**

- While households headed by immigrants have a strong preference for ownership, overall in Canada as a whole they are less likely than households headed by non-immigrants to live in single detached dwellings and more likely to live in apartments and other multiple dwellings – a pattern observed across all age groups. (See Table 8.1 and Tables A13.1 to A13.4.) For example, 58% of households headed by non-immigrants live in single detached dwellings compared to 53% of households headed by immigrants; 31% of households headed by immigrants live in apartments compared to 27% of those headed by non-immigrants; and, 15% of households headed by immigrants live in other multiples compared to 13% of those headed by non-immigrants.
- However, eventually the immigrant households' propensity to live in single detached dwellings equals that of non-immigrants and for those immigrants who have been in Canada prior to 1966, it exceeds the propensity of non-immigrants.

##### **The Longer Immigrants Reside in Canada, the Higher the Proportion Living in Single Detached Dwellings**

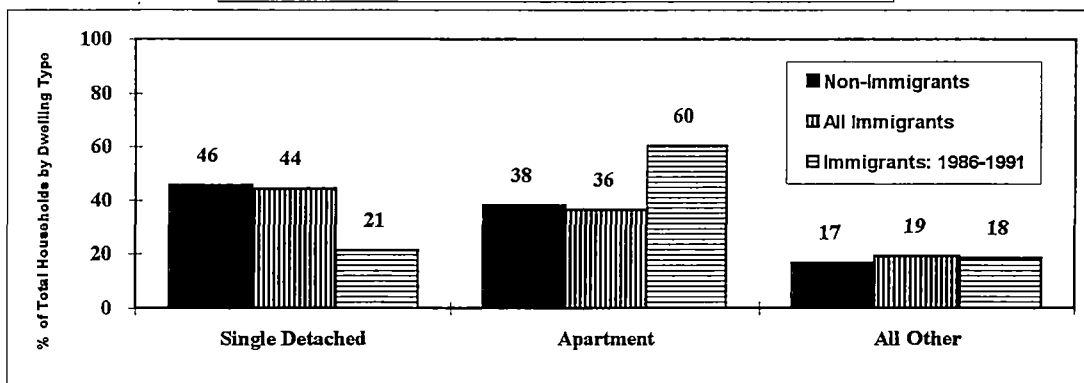
- The percentage of immigrant heads of households living in single detached dwellings increases with each earlier period of immigration.

**Dwelling Type Propensities  
by Immigrant Status, Montreal, 1991**



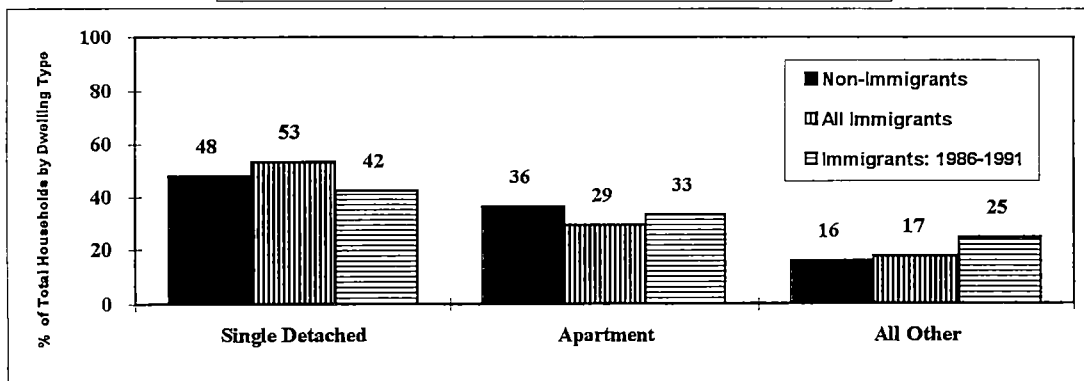
Source: 1991 Census of Canada custom tabulations

**Dwelling Type Propensities  
by Immigrant Status, Toronto, 1991**



Source: 1991 Census of Canada custom tabulations

**Dwelling Type Propensities  
by Immigrant Status, Vancouver, 1991**



Source: 1991 Census of Canada custom tabulations

## **The Highest Levels of Single Detached Propensities Among Immigrants in Vancouver; Lowest in Montreal**

- In Vancouver, a higher proportion of households headed by immigrants live in a single detached dwelling than non-immigrants (53% compared to 48%). (See Table 8.2 on the opposite page.) The proportion of immigrant households living in single detached dwellings in Vancouver is above that in Toronto where 44% of households headed by immigrants live in a single detached dwelling compared to 46% of those headed by non-immigrants. In Toronto, households headed by immigrants are more likely to live in apartments than those in Vancouver.
- In Montreal, households headed by immigrants are less likely than those headed by non-immigrants to live in single detached dwellings and more likely to live in apartments and other multiples compared to Canada as a whole and the other two CMA's.

### **8.1.2 Recent Immigrants**

#### **Recent Immigrants Are More Likely to Live in Apartments and Other Multiples**

- Households headed by recent immigrants are more likely than those headed by both non-immigrants and all immigrants to live in apartments and other multiples. (See Table 8.1) While 27% of households headed by non-immigrants and 31% of all households headed by immigrants live in apartments, 56% of households headed by recent immigrants do. The pattern for other multiples is similar to apartments, but the differences are less dramatic. For example, 18% of households headed by recent immigrants live in other multiples, compared to 13% of those headed by non-immigrants and 15% of those headed by all immigrants. Overall, these dwelling type preferences reflect the high proportion of recent immigrants who rent.
- Data on dwelling type preferences for recent immigrants in the three CMA's are summarized in the Table 8.2 on page 120. In Montreal, 8% of households headed by recent immigrants live in single detached dwellings, in Toronto 21% and in Vancouver 42%.

In the section below, the housing type preferences of recent immigrants are compared for 1986 and 1991.

**Table 8.2: Dwelling Type Choices by Period of Immigration  
Total Households (Owners and Renters)  
Montreal, Toronto and Vancouver, 1991**

<b>MONTREAL</b>						
	<b>Single %</b>	<b>Apartments %</b>	<b>Other Mult. %</b>	<b>Movable %</b>	<b>Total %</b>	
TOTAL	30.1%	57.5%	12.2%	0.2%	100.0%	
Non-immigrants	31.5%	56.5%	11.7%	0.3%	100.0%	
All Immigrants	24.5%	61.2%	14.2%	0.0%	100.0%	
Prior to 1966	29.9%	55.0%	15.0%	0.1%	100.0%	
1966- 70	31.1%	52.3%	16.6%	0.0%	100.0%	
1971- 75	27.4%	55.4%	17.2%	0.0%	100.0%	
1976- 80	22.1%	62.6%	15.3%	0.1%	100.0%	
1981- 85	15.6%	71.0%	13.3%	0.0%	100.0%	
1986- 91	8.8%	83.8%	7.4%	0.0%	100.0%	
<b>TORONTO</b>						
	<b>Single %</b>	<b>Apartments %</b>	<b>Other Mult. %</b>	<b>Movable %</b>	<b>Total %</b>	
TOTAL	45.0%	37.1%	17.8%	0.1%	100.0%	
Non-immigrants	45.6%	37.9%	16.5%	0.1%	100.0%	
All Immigrants	44.4%	36.4%	19.2%	0.0%	100.0%	
Prior to 1966	56.7%	26.4%	16.9%	0.0%	100.0%	
1966- 70	51.8%	26.9%	21.3%	0.1%	100.0%	
1971- 75	44.4%	34.0%	21.6%	0.0%	100.0%	
1976- 80	36.3%	42.6%	21.1%	0.0%	100.0%	
1981- 85	28.0%	51.9%	20.2%	0.0%	100.0%	
1986- 91	21.2%	60.4%	18.3%	0.1%	100.0%	
<b>VANCOUVER</b>						
	<b>Single %</b>	<b>Apartments %</b>	<b>Other Mult. %</b>	<b>Movable %</b>	<b>Total %</b>	
TOTAL	49.8%	33.9%	15.4%	0.9%	100.0%	
Non-immigrants	48.0%	36.3%	14.6%	1.1%	100.0%	
All Immigrants	53.3%	29.3%	17.0%	0.4%	100.0%	
Prior to 1966	57.6%	31.2%	10.4%	0.8%	100.0%	
1966- 70	58.1%	27.1%	14.5%	0.4%	100.0%	
1971- 75	56.1%	24.1%	19.7%	0.2%	100.0%	
1976- 80	48.5%	27.3%	24.0%	0.2%	100.0%	
1981- 85	43.9%	30.2%	25.8%	0.2%	100.0%	
1986- 91	42.3%	33.2%	24.4%	0.1%	100.0%	

Source: 1991 Census of Canada custom tabulations

## Proportion of Recent Immigrants Living in Single Detached Increased in Vancouver Substantially

- As shown in Table 8.3, at the national level, the proportion of recent immigrants living in single detached dwellings is generally at the same level as in 1986 (actually one percentage point lower). However, in all three major metropolitan areas, the likelihood of recent immigrants living in single detached dwellings increased between 1986 and 1991. In Montreal, propensities are slightly higher (perhaps reflecting the decline in house prices in that city) while in Toronto the likelihood of recent immigrants living in single detached dwellings increased from 18% in 1986 to 21% in 1991. The biggest increase occurred in Vancouver where the proportion of recent immigrants living in single detached rose from 36% in 1986 to 42% in 1991.

**Table 8.3**  
**Single Detached Dwelling Propensities of Recent Immigrants**  
**by Age of Household Maintainer**  
**For Total Households**  
**Canada, Montreal, Toronto, Vancouver, 1986 and 1991**

	<u>Recent '86</u>	<u>Recent '91</u>
<b>CANADA</b>		
15 to 34	19.1%	16.8%
35 to 64	35.3%	32.6%
65 plus	24.0%	30.6%
All Ages	26.3%	25.2%
<b>MONTREAL</b>		
15 to 34	4.0%	4.6%
35 to 64	11.6%	13.1%
65 plus	4.3%	7.9%
All Ages	7.1%	8.8%
<b>TORONTO</b>		
15 to 34	12.5%	14.8%
35 to 64	25.3%	26.9%
65 plus	14.9%	22.6%
All Ages	18.2%	21.2%
<b>VANCOUVER</b>		
15 to 34	26.5%	22.8%
35 to 64	46.3%	54.6%
65 plus	30.5%	40.6%
All Ages	36.4%	42.3%

Source: Recent '86: Clayton. (1994). Detailed Tables, Volumes 1 to 4.  
Recent '91: 1991 Census of Canada custom tabulations.



**Table 8.4**  
**Dwelling Type Choices by Period of Immigration and Age of Household Maintainer**  
**For Owners, Canada, Montreal, Toronto and Vancouver, 1991**

<i>CANADA</i>					
<i>Tenure: Owners</i>					
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	81.4%	6.0%	10.2%	2.4%	100.0%
Non-immigrants	83.1%	5.1%	8.9%	2.8%	100.0%
All Immigrants	75.1%	9.2%	14.8%	0.9%	100.0%
Prior to 1966	78.5%	9.1%	11.2%	1.1%	100.0%
1966-70	75.1%	8.2%	15.9%	0.7%	100.0%
1971-75	72.9%	8.3%	18.2%	0.6%	100.0%
1976-80	70.0%	9.4%	19.9%	0.7%	100.0%
1981-85	66.4%	10.8%	22.3%	0.6%	100.0%
1986-91	63.3%	13.6%	22.6%	0.5%	100.0%
<i>MONTREAL</i>					
<i>Tenure: Owners</i>					
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	60.5%	22.7%	16.3%	0.5%	100.0%
Non-immigrants	65.1%	19.3%	15.0%	0.6%	100.0%
All Immigrants	44.5%	34.4%	21.1%	0.1%	100.0%
Prior to 1966	43.0%	38.3%	18.6%	0.1%	100.0%
1966-70	48.0%	31.1%	20.9%	0.0%	100.0%
1971-75	46.5%	28.6%	24.8%	0.1%	100.0%
1976-80	45.4%	29.5%	25.1%	0.0%	100.0%
1981-85	40.5%	31.6%	27.9%	0.0%	100.0%
1986-91	46.4%	33.1%	20.5%	0.0%	100.0%
<i>TORONTO</i>					
<i>Tenure: Owners</i>					
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	69.7%	10.0%	20.3%	0.1%	100.0%
Non-immigrants	72.8%	9.6%	17.5%	0.1%	100.0%
All Immigrants	66.7%	10.4%	22.9%	0.0%	100.0%
Prior to 1966	71.2%	9.7%	19.1%	0.0%	100.0%
1966-70	68.3%	8.0%	23.6%	0.0%	100.0%
1971-75	65.6%	9.4%	24.9%	0.0%	100.0%
1976-80	60.8%	11.4%	27.7%	0.0%	100.0%
1981-85	55.1%	14.5%	30.4%	0.0%	100.0%
1986-91	52.9%	17.7%	29.3%	0.1%	100.0%
<i>VANCOUVER</i>					
<i>Tenure: Owners</i>					
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	74.2%	12.2%	12.3%	1.3%	100.0%
Non-immigrants	74.3%	12.8%	11.1%	1.8%	100.0%
All Immigrants	74.1%	11.1%	14.2%	0.6%	100.0%
Prior to 1966	76.0%	13.2%	9.7%	1.1%	100.0%
1966-70	77.3%	9.8%	12.5%	0.4%	100.0%
1971-75	74.6%	7.7%	17.5%	0.2%	100.0%
1976-80	69.1%	10.4%	20.2%	0.3%	100.0%
1981-85	67.1%	9.9%	22.7%	0.3%	100.0%
1986-91	70.6%	11.6%	17.6%	0.2%	100.0%

Source: 1991 Census of Canada Custom Tabulations

### **8.1.3 Dwelling Types Preferences For Owner Households**

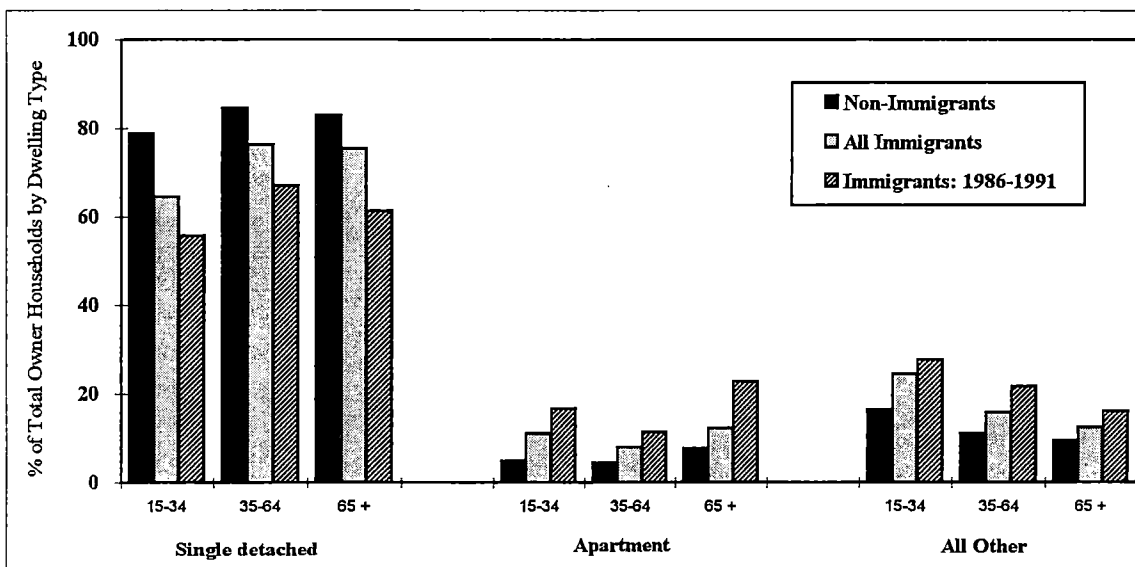
#### **Immigrant Owners are Less Likely Than Non-Immigrant Owners to Live in Single Detached Dwellings**

- Owners in general, whether non-immigrants or immigrants, have higher propensities to live in single detached dwellings than renters (refer to Table 8.4). This trend is observed for Canada and the three CMA's and across all age groups as shown in the charts on pages 124 and 125. However, immigrant owners, particularly recent immigrant owners, are less likely than non-immigrant owners to live in single detached dwellings.
- The propensity of immigrant owners to live in a single detached dwellings is positively related to length of time in Canada; that is to say, the longer an immigrant owner has lived in Canada, the greater the probability of living in a single detached dwelling. (Refer to chart on page 126 and Tables A13.1 to A13.4. in Appendix D.)

#### **Immigrant Owner Households Are More Likely Than Non-Immigrant Owners to Live in Other Multiples and Apartments**

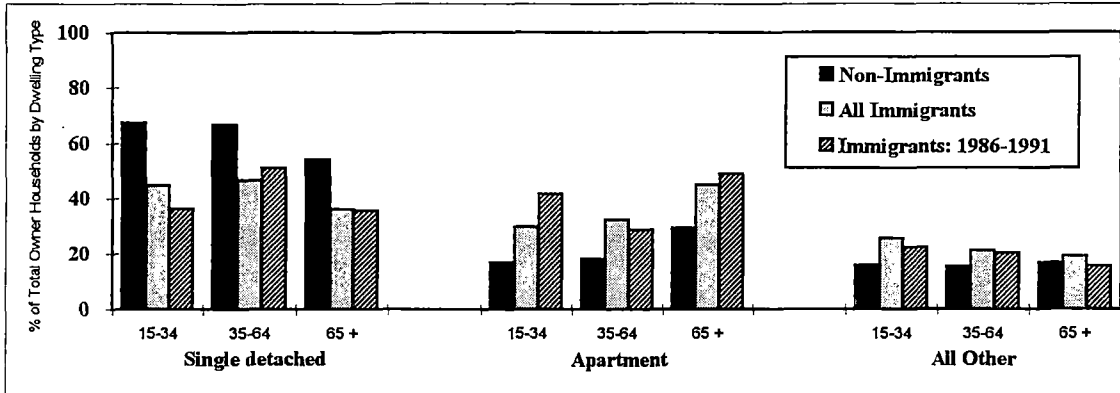
- Immigrant owner households, particularly recent immigrants, are more likely than non-immigrants to live in other multiples and apartments (condominiums). For example, 23% of recent immigrants and 15% of all immigrants own and live in other multiples, compared to 9% of non-immigrants. Similarly, 14% of recent immigrant owners and 9% of all immigrant owners own and live in apartments, compared to 5% of non-immigrant owners.
- Other multiples and apartments offer a more affordable form of ownership, which may explain their popularity among immigrant owners as a dwelling type choice. Moreover, plexes, which are included in the other multiples category, provide owners with the option of renting out a portion of the plex, thereby generating revenue to offset ownership and other household costs.
- Over time, immigrant owners become more like non-immigrants in their dwelling type choices although at the Canada-wide level, immigrants continue to have a lower propensity to live in single detached dwellings than non-immigrants even for those who have been here prior to 1966. In Toronto and Vancouver, however, the proportion of immigrant households living in single detached dwellings does eventually catch up to that of non-immigrants.

**Total Owner Dwelling Type Propensities  
by Immigration Status and Age of Head  
Canada, 1991**



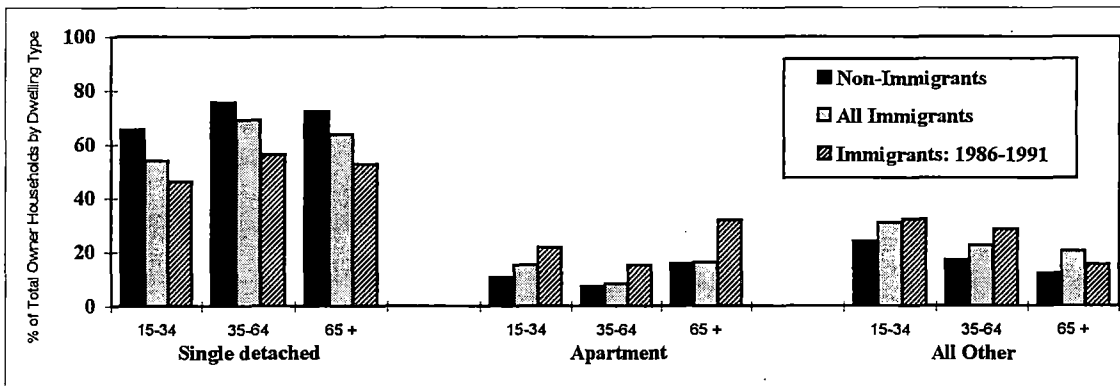
Source: 1991 Census of Canada custom tabulations

**Total Owner Dwelling Type Propensities  
by Immigrant Status and Age of Head, Montreal, 1991**



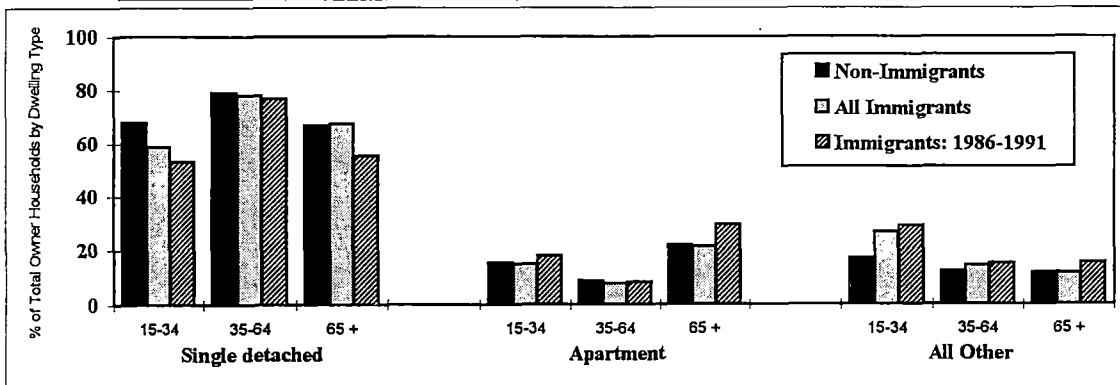
Source: 1991 Census of Canada custom tabulations

**Total Owner Dwelling Type Propensities  
by Immigration Status and Age of Head, Toronto, 1991**



Source: 1991 Census of Canada custom tabulations

**Total Owner Dwelling Type Propensities  
by Immigration Status and Age of Head, Vancouver, 1991**

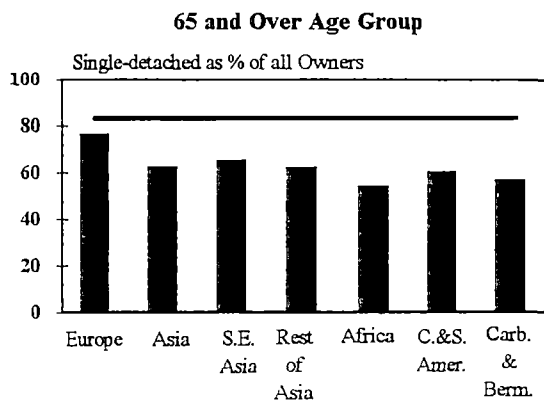
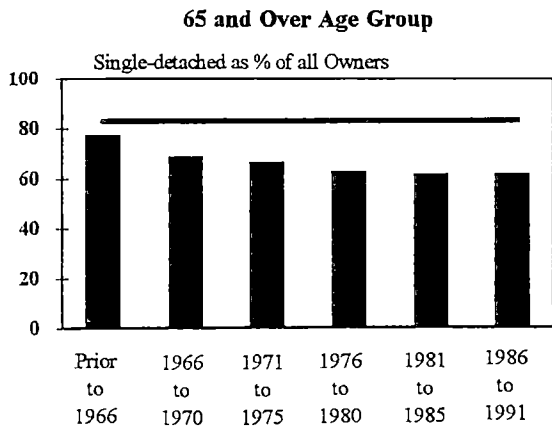
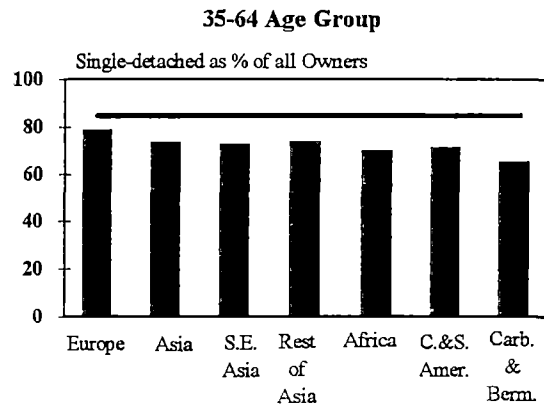
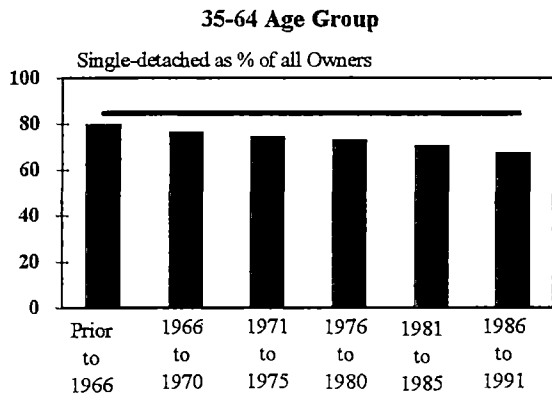
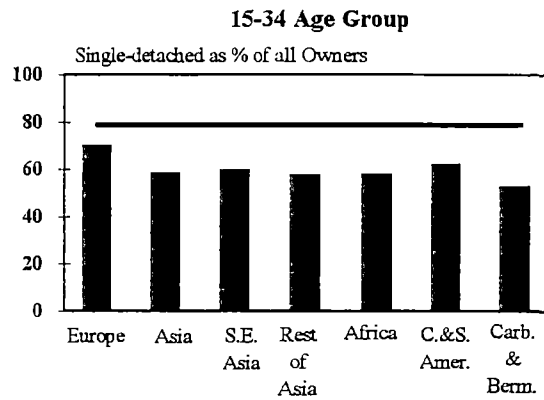
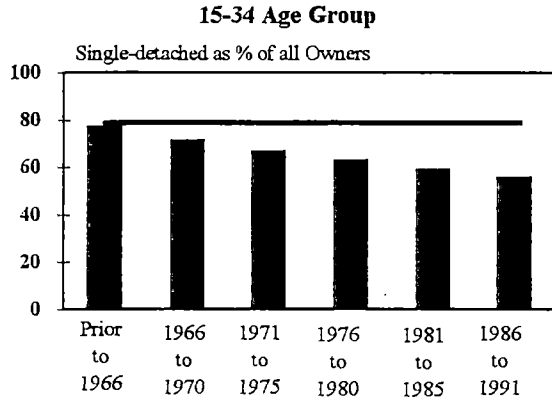


Source: 1991 Census of Canada custom tabulations

### Single-detached Propensities for Owners by Age, Period of Immigration and Place of Birth of Head, Canada, 1991

■ Immigrants by Period

— Non-Immigrants



Source: 1991 Census of Canada custom tabulations

## **Immigrant Family Owners Are More Likely Than Non-immigrants to Live in Apartments and Other Multiples**

- These patterns are also observed for family and non-family owner households. For example, among Canadian immigrant families who own their own dwelling, 77% live in single detached dwellings compared to 85% of non-immigrants (refer to Table 8.5). On the other hand, 8% of immigrant families who own, live in apartments compared to 4% of non-immigrants. Fifteen per cent (15%) of immigrant families who own, live in other multiples compared to 8% of non-immigrant families. These differences are more pronounced for recent immigrants among whom 65% of family owners live in single detached, 12% in apartments and 23% in other multiples.
- The biggest differences between immigrant family owners and non-immigrant family owners is in Montreal where immigrant family owners are almost twice as likely as non-immigrant family owners to live in apartments and other multiples.

## **Vancouver Has the Highest Proportion of Immigrant Family Owners Living in Single Detached Dwellings**

- Vancouver has the highest proportion of immigrant families who own living in single detached dwellings – 78%. The proportion among recent immigrant families is also quite high – 73%.

## **Similar Differences Observed Among Non-Family Owners**

- Nationally, immigrant non-family households who own their own dwelling are less likely than non-immigrant non-family households to live in single detached dwellings and more likely to live in apartments and other multiples (refer to Table 8.6).
- Among recent immigrant non-family households who own their dwelling, over a third live in apartments – well above the 12% of non-immigrant non-family owners who live in apartment condominiums.
- The proportion of immigrant apartment owners is highest in Vancouver and Montreal where over two thirds of recent non-family immigrant owners live in apartments.

**Table 8.5 Dwelling Type Choices by Period of Immigration  
Family Owners  
Canada, Montreal, Toronto and Vancouver, 1991**

<b>CANADA</b>					
	<b>Single %</b>	<b>Apartments %</b>	<b>Other Mult. %</b>	<b>Movable %</b>	<b>Total %</b>
TOTAL	83.5%	4.5%	9.8%	2.2%	100.0%
Non-immigrants	85.4%	3.7%	8.4%	2.6%	100.0%
All Immigrants	76.8%	7.7%	14.9%	0.7%	100.0%
Prior to 1966	80.6%	7.5%	11.1%	0.8%	100.0%
1966-70	77.1%	6.7%	15.6%	0.6%	100.0%
1971-75	74.6%	6.8%	18.1%	0.5%	100.0%
1976-80	71.8%	7.8%	19.8%	0.6%	100.0%
1981-85	67.9%	9.1%	22.5%	0.5%	100.0%
1986-91	65.0%	11.7%	22.9%	0.4%	100.0%
<b>MONTREAL</b>					
	<b>Single %</b>	<b>Apartments %</b>	<b>Other Mult. %</b>	<b>Movable %</b>	<b>Total %</b>
TOTAL	63.7%	19.6%	16.3%	0.4%	100.0%
Non-immigrants	69.0%	15.6%	14.8%	0.6%	100.0%
All Immigrants	45.9%	32.6%	21.4%	0.1%	100.0%
Prior to 1966	44.1%	37.0%	18.8%	0.1%	100.0%
1966-70	49.3%	30.0%	20.6%	0.1%	100.0%
1971-75	47.8%	27.0%	25.1%	0.1%	100.0%
1976-80	47.2%	27.2%	25.6%	0.0%	100.0%
1981-85	42.1%	29.1%	28.9%	0.0%	100.0%
1986-91	49.3%	30.0%	20.8%	0.0%	100.0%
<b>TORONTO</b>					
	<b>Single %</b>	<b>Apartments %</b>	<b>Other Mult. %</b>	<b>Movable %</b>	<b>Total %</b>
TOTAL	72.7%	7.2%	20.0%	0.1%	100.0%
Non-immigrants	77.0%	6.2%	16.6%	0.1%	100.0%
All Immigrants	68.9%	8.1%	23.0%	0.0%	100.0%
Prior to 1966	74.1%	6.9%	19.0%	0.0%	100.0%
1966-70	70.8%	5.8%	23.3%	0.1%	100.0%
1971-75	67.6%	7.6%	24.7%	0.0%	100.0%
1976-80	62.9%	9.4%	27.7%	0.0%	100.0%
1981-85	56.8%	12.7%	30.5%	0.0%	100.0%
1986-91	54.5%	15.7%	29.8%	0.0%	100.0%
<b>VANCOUVER</b>					
	<b>Single %</b>	<b>Apartments %</b>	<b>Other Mult. %</b>	<b>Movable %</b>	<b>Total %</b>
TOTAL	80.1%	7.0%	11.9%	1.0%	100.0%
Non-immigrants	81.4%	7.1%	10.2%	1.4%	100.0%
All Immigrants	78.4%	6.9%	14.4%	0.4%	100.0%
Prior to 1966	82.2%	7.6%	9.4%	0.8%	100.0%
1966-70	81.6%	5.8%	12.2%	0.3%	100.0%
1971-75	77.8%	4.6%	17.5%	0.1%	100.0%
1976-80	72.1%	7.1%	20.5%	0.3%	100.0%
1981-85	70.4%	6.7%	22.6%	0.3%	100.0%
1986-91	73.2%	9.1%	17.6%	0.1%	100.0%

Source: 1991 Census custom crosstabulation

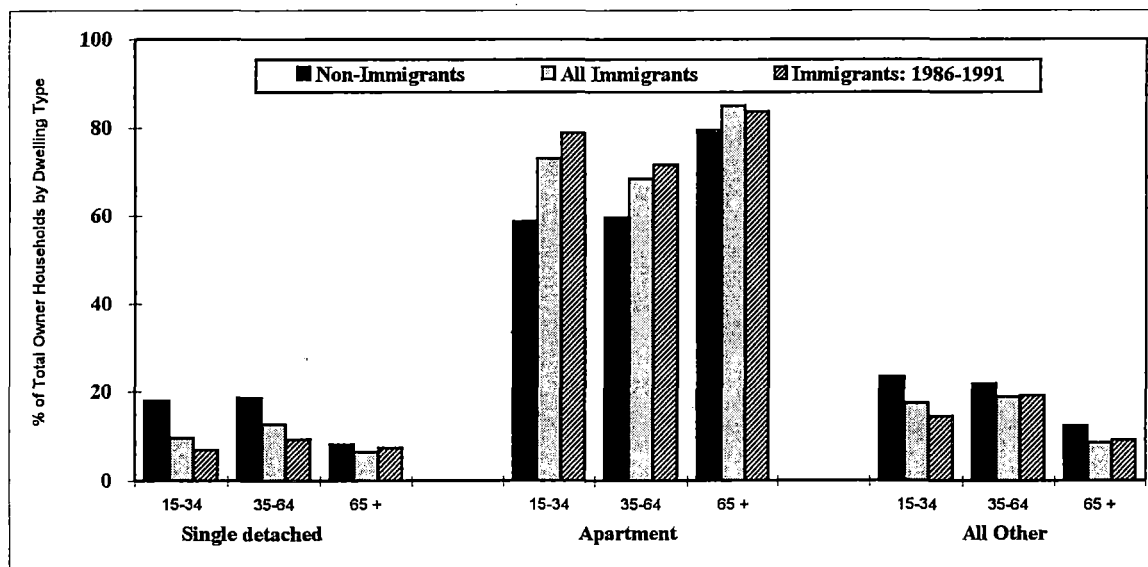
**Table 8.6 Dwelling Type Choices by Period of Immigration  
Non- Family Owners  
Canada, Montreal, Toronto and Vancouver, 1991**

<b>CANADA</b>					
	<b>Single %</b>	<b>Apartments %</b>	<b>Other Mult. %</b>	<b>Movable %</b>	<b>Total %</b>
TOTAL	70.6%	13.6%	12.1%	3.7%	100.0%
Non- immigrants	71.9%	12.4%	11.6%	4.1%	100.0%
All Immigrants	65.3%	18.6%	14.1%	2.1%	100.0%
Prior to 1966	70.2%	15.7%	11.9%	2.2%	100.0%
1966- 70	57.2%	22.0%	19.1%	1.7%	100.0%
1971- 75	53.9%	24.7%	19.5%	2.0%	100.0%
1976- 80	48.7%	28.2%	20.7%	2.4%	100.0%
1981- 85	49.4%	29.1%	20.1%	1.5%	100.0%
1986- 91	44.5%	34.8%	19.8%	1.2%	100.0%
<b>MONTREAL</b>					
	<b>Single %</b>	<b>Apartments %</b>	<b>Other Mult. %</b>	<b>Movable %</b>	<b>Total %</b>
TOTAL	40.3%	42.8%	16.2%	0.6%	100.0%
Non- immigrants	41.9%	41.5%	15.8%	0.8%	100.0%
All Immigrants	32.5%	49.1%	18.4%	0.0%	100.0%
Prior to 1966	35.7%	47.1%	17.2%	0.0%	100.0%
1966- 70	33.4%	43.0%	23.6%	0.0%	100.0%
1971- 75	27.7%	50.8%	21.5%	0.0%	100.0%
1976- 80	21.8%	60.6%	17.6%	0.0%	100.0%
1981- 85	23.4%	58.6%	18.0%	0.0%	100.0%
1986- 91	14.3%	68.4%	17.3%	0.0%	100.0%
<b>TORONTO</b>					
	<b>Single %</b>	<b>Apartments %</b>	<b>Other Mult. %</b>	<b>Movable %</b>	<b>Total %</b>
TOTAL	51.6%	26.4%	21.9%	0.1%	100.0%
Non- immigrants	53.5%	24.8%	21.6%	0.2%	100.0%
All Immigrants	48.6%	29.0%	22.4%	0.0%	100.0%
Prior to 1966	55.3%	24.9%	19.8%	0.0%	100.0%
1966- 70	41.7%	31.2%	27.1%	0.0%	100.0%
1971- 75	36.5%	35.8%	27.7%	0.0%	100.0%
1976- 80	31.4%	40.5%	28.1%	0.0%	100.0%
1981- 85	30.6%	39.5%	30.0%	0.0%	100.0%
1986- 91	34.7%	42.2%	22.7%	0.5%	100.0%
<b>VANCOUVER</b>					
	<b>Single %</b>	<b>Apartments %</b>	<b>Other Mult. %</b>	<b>Movable %</b>	<b>Total %</b>
TOTAL	22.1%	64.1%	12.7%	1.1%	100.0%
Non- immigrants	22.0%	63.8%	13.0%	1.2%	100.0%
All Immigrants	22.4%	64.9%	12.0%	0.7%	100.0%
Prior to 1966	28.2%	61.7%	9.0%	1.1%	100.0%
1966- 70	19.5%	67.8%	12.2%	0.6%	100.0%
1971- 75	19.4%	66.9%	13.3%	0.4%	100.0%
1976- 80	14.0%	70.4%	15.4%	0.2%	100.0%
1981- 85	12.0%	71.3%	16.7%	0.0%	100.0%
1986- 91	12.6%	66.6%	20.5%	0.3%	100.0%

Source: 1991 Census Custom Crosstabulations



**Total Renter Dwelling Type Propensities  
by Immigration Status and Age of Head, Canada, 1991**



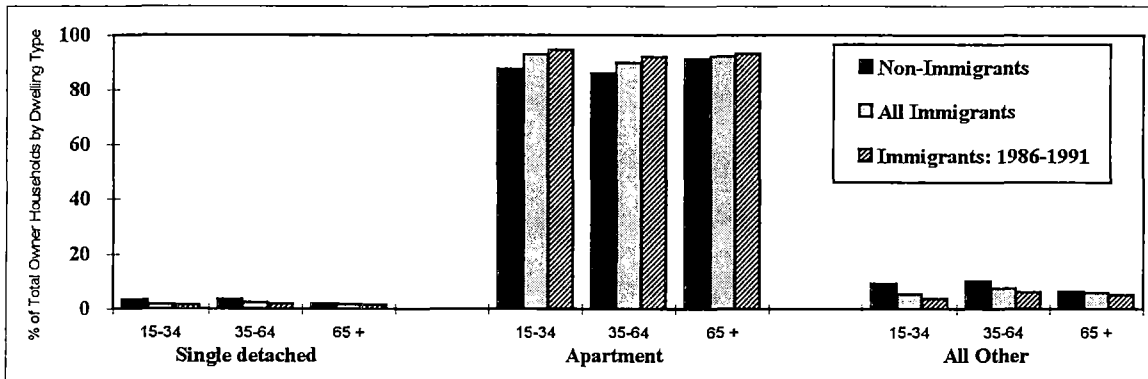
Source: 1991 Census of Canada custom tabulations

#### **8.1.4 Dwelling Types Preferences For Tenant Households**

##### **Among Tenants, Immigrant Households More Likely Than Non-Immigrant Households To Live in Apartments**

- While renters in general are likely to live in apartments, immigrant renters are more likely than non-immigrants to do so. Just under three quarters (74%) of immigrant renter households live in apartments compared to 63% of non-immigrant renter households.
- Immigrant renter households are less likely than non-immigrants to rent single detached dwellings or other multiples. Recent immigrant renters are particularly unlikely to rent single detached dwellings. For example, 17% of non-immigrants rent single detached dwellings, compared to 10% of all immigrants and 8% of recent immigrants. This pattern occurs in all three CMA's, although the proportions in Montreal are very low.
- Similarly, immigrant renters are generally less likely than non-immigrant renters to live in other multiples – at the Canada level. However, this pattern varies across the CMA's. For example, in Montreal we see the same pattern as observed at the national level – immigrant renters are less likely than non-immigrants to live in other multiples. In Toronto, immigrant renters are just slightly less likely than non-immigrants to live in other multiples (among the middle and older age groups the propensities are nearly equal). However, in Vancouver, the pattern is reversed – immigrant renters are more likely than non-immigrant renters to live in other multiples.

**Total Renter Dwelling Type Propensities  
by Immigration Status and Age of Head, Montreal, 1991**



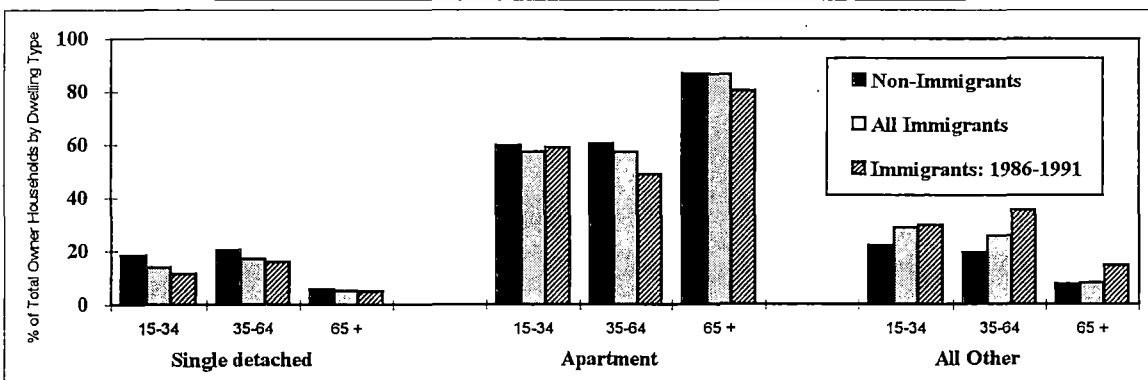
Source: 1991 Census of Canada custom tabulations

**Total Renter Dwelling Type Propensities  
by Immigration Status and Age of Head, Toronto, 1991**



Source: 1991 Census of Canada custom tabulations

**Total Renter Dwelling Type Propensities  
by Immigration Status and Age of Head, Vancouver, 1991**



Source: 1991 Census of Canada custom tabulations

## 8.2 Differences by Place of Birth

The following discussion is based on Tables A14.1 to A14.4 in Appendix D.

### Canada-wide

- Immigrant households whose heads were born in Europe are more likely to live in single detached dwellings than all other immigrant groups. For example, 59% of European immigrant households live in single detached dwellings compared to 53% of all immigrant households. This trend is observed for owners, renters, and family and non-family households.
- Households headed by immigrants from the Caribbean and Bermuda, Central America and Africa have the highest likelihood of living in apartments (49%, 48% and 47% respectively. Conversely, households headed by immigrants from these groups have the lowest proportion living in single detached dwellings (30%, 32% and 36% respectively.)
- Among Asian immigrants, a different pattern of dwelling type preferences emerges between those from South East Asia and the Rest of Asia. For example, 38% of households headed by South East Asian immigrants Canada-wide live in single detached dwellings compared to 48% of those from the Rest of Asia.

### CMA Level

- At the CMA level, the same general patterns occur among households headed by immigrants from different places of birth as at the national level – Europeans have the highest level of households living in single detached dwellings, followed by households from the Rest of Asia. However, there are significant differences among groups as summarized below.
- In Toronto, households headed by immigrants from South East Asia, Africa, Central and South America and the Caribbean have similar propensities to live in single detached dwellings – significantly lower than those of immigrants from Europe and the Rest of Asia.
- In Montreal, immigrant households headed by those from Africa actually have as high a propensity to live in single detached dwellings as Europeans. The lowest likelihood of living in single detached are among households headed by immigrants from Central and South America. Among this group, 79% live in apartments, which echoes the message given in the Montreal focus group that those from Central and South America like to live in denser housing forms.

- In Vancouver, the highest propensities to live in single detached dwellings are among households headed by immigrants from the Rest of Asia followed by those from Europe. Households headed by immigrants from Central and South America and from the Caribbean and Bermuda are more likely to live in apartments than other groups.
- Apartment ownership rates are exceedingly high in Vancouver among non-family owners from Rest of Asia where nearly 40% own apartments. More specifically, 47% of those who arrived in the 1986–91 period (recent immigrants), 37% who arrived in the 1981–85 period, and 50% of those who arrived in Canada in the 1976–80 period own apartments in Vancouver. However, among family owners in Vancouver, immigrants from the Rest of Asia prefer single detached dwellings – 73% of owner immigrants from Rest of Asia live in single detached dwellings, compared to 18% in other multiples and 8% in apartments. This pattern is also observed for recent family immigrants.

### **8.3 Summary and Conclusions**

- This analysis has shown that compared to non-immigrant households, immigrant households are less likely to live in single detached dwellings and more likely to live in apartments and other multiples compared to non-immigrants. This pattern is also observed for both owner and renter households.
- The reasons underlying these differences are likely related to affordability, availability and flexibility factors.
- Compared to single detached dwellings, apartments and other multiples offer a more affordable form of home ownership for immigrants whose incomes tend to be lower than those of non-immigrants during the initial period of their settlement in Canada.
- Additionally, these more affordable forms of dwellings tend to be relatively more abundant in immigrant reception areas (and urban areas generally), increasing the probability of being occupied by immigrants.
- Finally, the physical configuration of other multiples, such as semis and plexes is such that owners are able to rent and/or share units with relatives, friends or strangers. In essence, these dwelling types may more easily accommodate the needs of larger households and extended families while generating rental revenues.

- Single detached dwellings are more expensive than multiples, less readily available in immigrant reception areas and do not lend themselves as well to sharing with or renting to others.
- European immigrant households have single detached dwelling propensities which are similar to those of non-immigrant households.
- The propensity of immigrant households to live in single detached dwellings increases with length of time in Canada, a pattern which is consistent with their gradually increasing rates of ownership and the outward movement of many immigrant groups after they have lived in urban areas for some time.

**Table 9.1**  
**Headship Rates by Place of Birth and Type of Household**  
**For Non- Permanent Residents, Recent Immigrants, All Immigrants and Non- Immigrants**  
**Canada, 1991**

<u>Place of Birth</u>	<u>Non- Permanent Residents</u>			<u>Recent Immigrants (1986- 91)</u>			<u>All Immigrants</u>			<u>Non Immigrants</u>		
	<u>Non-family</u>	<u>Family</u>	<u>Total</u>	<u>Non-Family</u>	<u>Family</u>	<u>Total</u>	<u>Non-family</u>	<u>Family</u>	<u>Total</u>	<u>Non-family</u>	<u>Family</u>	<u>Total</u>
TOTAL	0.142	0.206	0.348	0.079	0.276	0.356	0.119	0.376	0.494	0.135	0.338	0.473
Europe	0.132	0.240	0.372	0.098	0.319	0.417	0.139	0.408	0.548	0.153	0.308	0.460
Asia	0.142	0.161	0.303	0.062	0.256	0.319	0.064	0.323	0.388	0.094	0.279	0.374
South East Asia	0.090	0.077	0.168	0.071	0.216	0.286	0.064	0.288	0.353	0.073	0.219	0.292
Rest of Asia	0.160	0.190	0.350	0.059	0.271	0.330	0.064	0.338	0.402	0.100	0.298	0.398
Africa	0.204	0.218	0.422	0.156	0.291	0.447	0.120	0.360	0.480	0.106	0.248	0.354
Central & S. America	0.114	0.265	0.379	0.067	0.293	0.361	0.077	0.338	0.416	0.109	0.274	0.384
Caribbean & Bermuda	0.135	0.214	0.350	0.091	0.252	0.343	0.118	0.370	0.488	0.088	0.274	0.362
All Other Places	0.145	0.262	0.408	0.079	0.267	0.345	0.166	0.324	0.489	0.135	0.338	0.473

Source: 1991 Census custom crosstabulations

## 9.0 NON-PERMANENT RESIDENTS

This section compares headship rates, household type, tenure, and dwelling type choices of non-permanent residents with those of permanent residents, that is, recent immigrants, all immigrants, and non-immigrants.

Non-permanent residents are defined as foreign-born persons who are not immigrants. They include student authorization holders, employment authorization holders, refugee claimants, and Minister's permit holders.

As stated earlier in this report, the number of non-permanent residents in Canada nearly tripled over the 1981-1990 period – from 143,000 to 369,000. Refugees, foreign students and paid workers on employment permits represent growing numbers of non-permanent residents, the majority of whom reside in Toronto, Vancouver or Montreal.

As the 1991 Census was the first to count non-permanent residents, this comparative analysis was not undertaken in the previous study.

### 9.1 Headship Rates

Headship rates, as discussed earlier, refer to the proportion of the population (over 15 years of age) who are household maintainers. This discussion focuses on total household headship rates, family household headship rates and non-family household headship rates (refer to Tables 9.1 on page 136 and Table 9.2 on page 138). Headship rates are compared with those of all immigrants, recent immigrants and non-immigrants.

Variations among age groups are explored as well as significant differences between the three CMAs.

#### **The Headship Rate of Non-Permanent Residents is Lower Than Immigrants And Non-Immigrants, But Similar To Recent Immigrants**

- The total headship rate for non-permanent residents is 0.348 compared to 0.356 for recent immigrants, 0.473 for non-immigrants, and 0.494 for all immigrants. (See Table 9.1 on the opposite page.) In other words, non-permanent residents are less likely to form a household compared to other immigrants, including recent immigrants, and compared to non-immigrants.



**Table 9.2**  
**Headship Rates by Age of Maintainer and Household Type**  
**For Non- Permanent Residents, Recent Immigrants, All Immigrants and Non- Immigrants**  
**Canada, 1991**

<u>Headship by Age</u>	<u>Non- Permanent Residents</u>			<u>Recent Immigrants (86- 91)</u>			<u>All Immigrants</u>			<u>Non- Immigrants</u>		
	<u>Non-Family</u>	<u>Family</u>	<u>Total</u>	<u>Non-Family</u>	<u>Family</u>	<u>Total</u>	<u>Non-Family</u>	<u>Family</u>	<u>Total</u>	<u>Non-Family</u>	<u>Family</u>	<u>Total</u>
15- 19	0.077	0.014	0.091	0.015	0.009	0.024	0.013	0.009	0.022	0.014	0.011	0.025
20- 24	0.179	0.069	0.248	0.092	0.098	0.190	0.082	0.087	0.169	0.107	0.119	0.225
25- 29	0.160	0.157	0.317	0.116	0.226	0.342	0.112	0.242	0.354	0.138	0.297	0.435
30- 34	0.146	0.264	0.411	0.101	0.338	0.439	0.092	0.366	0.458	0.116	0.398	0.514
35- 39	0.117	0.338	0.454	0.077	0.413	0.490	0.074	0.432	0.506	0.103	0.444	0.547
40- 44	0.116	0.359	0.476	0.061	0.456	0.517	0.067	0.474	0.541	0.097	0.466	0.563
45- 49	0.097	0.391	0.488	0.058	0.467	0.526	0.074	0.491	0.565	0.104	0.467	0.571
50- 54	0.112	0.367	0.480	0.046	0.418	0.464	0.081	0.485	0.565	0.119	0.453	0.572
55- 59	0.085	0.303	0.387	0.047	0.307	0.353	0.093	0.474	0.567	0.145	0.436	0.582
60- 64	0.119	0.265	0.384	0.045	0.215	0.296	0.129	0.438	0.566	0.184	0.418	0.601
65- 69	0.103	0.216	0.320	0.065	0.208	0.273	0.178	0.939	0.572	0.238	0.397	0.635
70- 74	0.180	0.183	0.363	0.075	0.162	0.237	0.232	0.361	0.592	0.307	0.371	0.678
75+	0.290	0.145	0.435	0.116	0.110	0.227	0.380	0.277	0.657	0.43	0.301	0.731

Source: 1991 Census custom crosstabulations

## **Among The Younger Age Groups, Non-Permanent Residents Consistently Show The Highest Headship Rates**

- Among younger age groups, non-permanent residents consistently have higher headship rates than all immigrants, recent immigrants, and non-immigrants while among other age groups, non-permanent residents have lower headship rates. (Refer to Table 9.2 on the opposite page.) That headship rates are relatively higher among the younger age groups may be due to the fact that a significant component of the non-permanent resident category are single persons who are student authorization permit holders (foreign visa students) and younger male refugees.

## **Non-Permanent Residents Are Less Likely To Establish a Family Household And More Likely To Establish a Non-Family Household**

- Compared to immigrants and non-immigrants, non-permanent residents have a lower family headship rate but a higher non-family headship rate (Table 9.1).
- The lower family headship rate reflects the higher proportion of singles in this group (refugees and students).
- For all age groups, the non-family headship rate for non-permanent residents is higher than non-immigrants, all immigrants and recent immigrants. (Refer to Table 9.2)
- Non-family headship rates, are also lower for non-permanent residents among the older age groups than those of immigrants and non-immigrants. This is especially the case among immigrants from Europe, Asia, and the Caribbean and Bermuda.

### **Summary: Headship Rates**

- With the exception of younger age groups, non-permanent residents have lower headship rates than immigrants and non-immigrants. However, compared to recent immigrants, non-permanent residents have higher headship rates for both younger and older residents.
- Compared to immigrants and non-immigrants, non-permanent residents are less likely to establish a family household and more likely to establish a non-family household, reflecting the higher proportion of single male refugees and students living alone. For all age groups, non-permanent residents are more likely than recent immigrants to head a non-family household.

- The exception to this pattern occurs in the younger age groups, where non-permanent residents are much more likely to head a family household than any of the permanent resident groups. This may be due to the fact that a component of non-permanent resident group is student authorization permit holders.

## **9.2 Household Type**

This section compares the distribution of family and non-family households among non-permanent residents, recent immigrants, all immigrants, and non-immigrants. The data which summarizes household type patterns for these groups is found in Table A15 in Appendix D.

### **Non-Permanent Residents Are More Likely To Live In A Non-Family Household**

- Over 40% of the households headed by a non-permanent resident are non-family households (compared to 22% for households headed by recent immigrants, 29% for those headed by non-immigrants, and 24% for those headed by all immigrants)

### **More Non-Permanent Resident Households Are Single Person Households Compared to Recent Immigrants**

- Twenty-four percent (24%) of the non-permanent resident households are singles living alone. Similarly, 23.5% of non-immigrants and 20.0% of all immigrants are single persons. Only 14.3% of recent immigrant households are single persons.

### **Non-Permanent Residents Are Less Likely To Live In Family Households**

- Nearly 60% of non-permanent resident households are families compared to 76% of all immigrant households, 78% of recent immigrant households and 71% of non-immigrant households.

### **Those Non-Permanent Residents Who Do Live In Family Households Are Likely To Be Husband/Wife With Children**

- Thirty-four percent (34%) of non-permanent resident households are husband/wife with children households while 16% are childless couples. The proportion of non-permanent residents living in husband/wife households without children is similar to that of recent immigrants but much lower than that of non-immigrants and all immigrants.
- The proportion of households with non-permanent resident maintainers who are lone parents is 8% – a level that is similar to the level among households headed by all immigrants, recent immigrants and non-immigrants.

- As with immigrants and non-immigrants, there are variations among non-permanent residents within the lone parent category which are related to place of birth. For example, the incidence of lone parent households is much higher among households where the head is born in the Caribbean and Bermuda (19%) and Central and South America (13%).

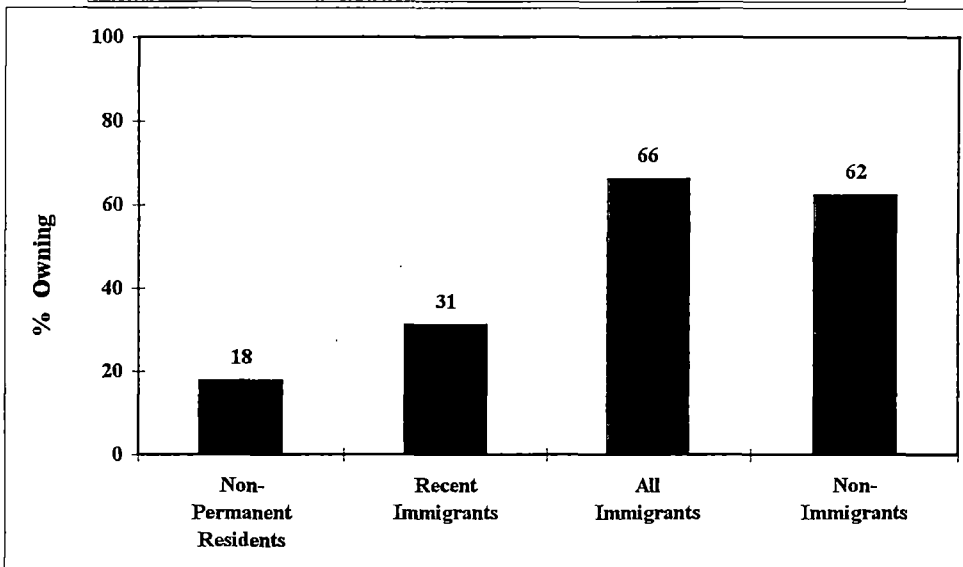
### **Non-Permanent Residents Are Much More Likely Than Others To Share A Dwelling With Other Singles**

- Nearly 17% of non-permanent households are non-family households with two or more persons, i.e., individuals sharing a dwelling with other singles (who may or may not be relatives). The proportion of larger non-family households is greater than that of recent immigrants (8%), all immigrants (4%) and non-immigrants (5%).

### **Summary: Household Type**

- The primary difference between non-permanent residents and immigrants and non-immigrants is that non-permanent residents are less likely to live in a family household and more likely to live in a non-family household.
- That is to say, non-permanent residents are more likely than immigrants and non-immigrants to be living alone or, most importantly, to be living with other singles (who may or may not be relatives).
- These findings are consistent with the patterns observed for headship rates where non-permanent residents have relatively lower family headship rates and relatively higher non-family headship rates.

**Percent of Households Who Are Owners,  
Non-Permanent Residents and the  
Rest of the Population, Canada, 1991**



Source: 1991 Census of Canada custom tabulations

## 9.3 Tenure

### Non-Permanent Residents Are Primarily Tenants

- Only 18% of non-permanent residents are owners, compared to 31% of recent immigrants, 66% of all immigrants and 62% of non-immigrants (refer to chart on the opposite page). Non-permanent residents are approximately half as likely to be owners as recent immigrants.

### Differentials In the Ownership Rates Between Non-Permanent Residents and Immigrants and Non-Immigrants, Are Greatest in the Middle-Age Groups and Smallest Among the Young and the Elderly

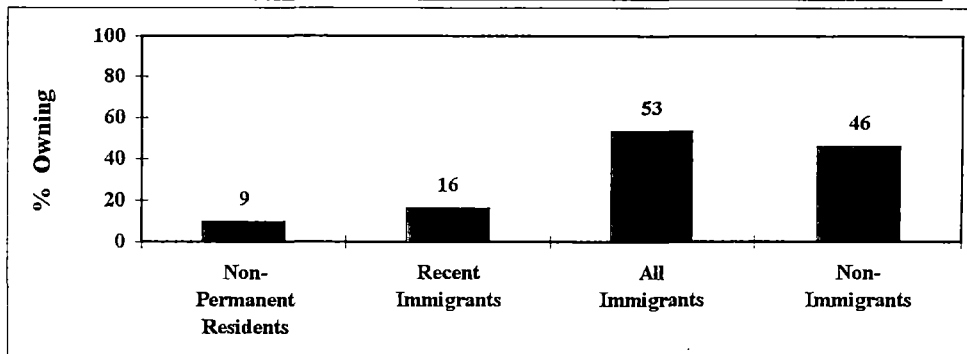
- While home ownership rates for non-permanent residents are generally lower than for immigrants and non-immigrants, the differences between the groups vary by age of household maintainer (refer to Table 9.3 below). The spread in ownership rates is greatest in the 35-54 age category. The spread is smaller between non-permanent residents and recent immigrants than between non-permanent residents and immigrants. (See charts on page 144 and Table A16 in Appendix D for a comparison of homeownership rates among non-permanent residents, recent immigrants, all immigrants and non-immigrants by age of household maintainer in the three CMA's.)

**Table 9.3 Households with Non-Permanent Resident Maintainers Who Own Compared with Households with Permanent Resident Maintainers  
Canada, All Households, 1991**

	% Owners								All
	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	65- 74	75 +	
<b>Permanent Residents</b>									
Non- immigrants	13.5%	48.7%	69.1%	74.8%	74.6%	65.5%	69.7%	58.6%	62.3%
All Immigrants	14.2%	39.7%	66.3%	76.8%	79.6%	67.2%	73.4%	58.8%	66.1%
Immigrants 1986- 91	9.9%	22.1%	37.3%	45.0%	48.9%	43.0%	44.4%	39.0%	31.1%
<b>All Non- Permanent</b>	9.4%	9.7%	17.5%	33.4%	49.8%	50.4%	50.6%	50.1%	17.7%
<i>By Place of Birth</i>									
Europe	7.3%	13.8%	33.3%	56.4%	70.5%	58.1%	62.6%	54.8%	34.5%
Asia	13.2%	9.3%	13.6%	22.5%	26.6%	20.0%	19.6%	18.2%	12.8%
South- east Asia	4.3%	7.6%	11.6%	23.1%	0.0%	28.6%	0.0%	100.0%	9.0%
Rest of Asia	14.8%	9.7%	13.9%	22.4%	29.7%	19.4%	22.5%	14.3%	13.5%
Africa	3.7%	4.5%	6.4%	14.9%	0.0%	0.0%	0.0%	NA	5.2%
Central & S. America	3.2%	5.3%	7.4%	7.7%	10.0%	0.0%	0.0%	0.0%	5.8%
Caribbean & Bermuda	6.3%	6.9%	8.1%	20.0%	11.8%	0.0%	0.0%	0.0%	8.3%
All Other Imm.	7.5%	22.1%	32.1%	34.4%	62.0%	53.1%	57.3%	50.0%	32.7%

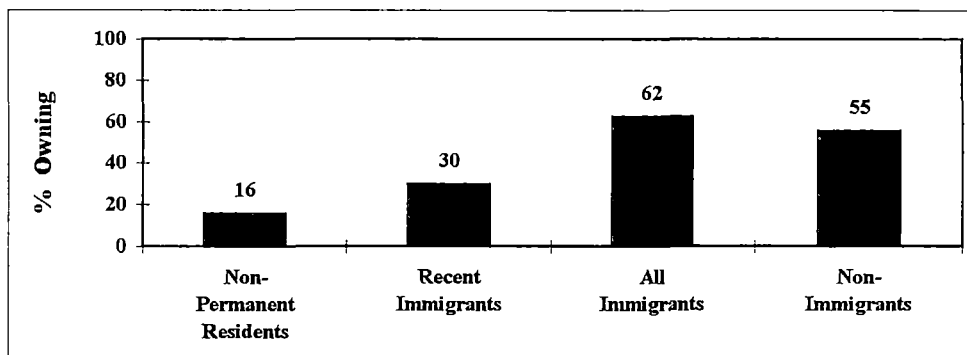
Source: 1991 Census Custom Tabulations

**Percent of Households Who Are Owners, Non-Permanent Residents and the Rest of the Population, Montreal, 1991**



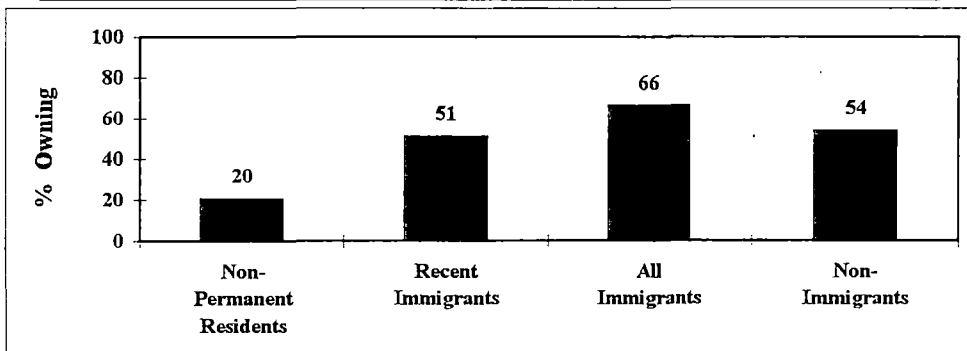
Source: 1991 Census of Canada custom tabulations

**Percent of Households Who Are Owners, Non-Permanent Residents and the Rest of the Population, Toronto, 1991**



Source: 1991 Census of Canada custom tabulations

**Percent of Households Who Are Owners, Non-Permanent Residents and the Rest of the Population, Vancouver, 1991**



Source: 1991 Census of Canada custom tabulations

## **Non-Permanent Resident Ownership Rates Consistent With Trends In The CMAs**

- The same trend is observed among households with non-permanent residents in the three CMA's as at the national level, i.e., ownership rates are about half the level of recent immigrants (refer to page 144).
- Variations in home ownership rates for non-permanent residents are consistent with national and CMA trends. For example, non-permanent resident ownership rates are highest in Vancouver, where ownership rates are generally higher, and lowest in Montreal, where the proportion of households owning is relatively lower. For example, 20% of non-permanent residents own in Vancouver, 18% in Canada, 16% in Toronto, and 9% in Montreal.
- Home ownership rates for households with non-permanent resident maintainers are considerably lower than for households maintained by immigrants or non-immigrants. Households with non-permanent resident maintainers have ownership rates that are very similar to those of recent immigrants.

## **Home Ownership Rates For Older Non-Permanent Residents Are Relatively High**

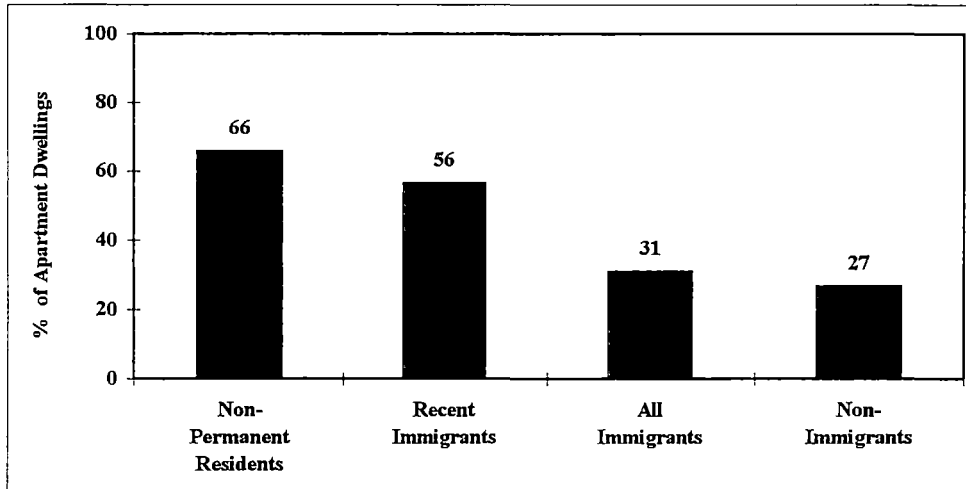
- Ownership rates for households with older (55 years and over) non-permanent resident maintainers are relatively high (see Table 9.3). Ownership rates for non-permanent residents increase steadily with each successive age group peaking and stabilizing in the oldest age groups.

### **Summary: Tenure**

- Compared to immigrants and non-immigrants, ownership rates of non-permanent residents are substantially lower. Moreover, unlike all immigrants and non-immigrants, whose ownership rates decline among the elderly, the ownership rates of non-permanent residents climb steadily and peak in the older age groups.
- Differences in ownership rates between non-permanent residents on the one hand, and immigrants and non-immigrants on the other, are greatest in the middle age groups.
- The finding that non-permanent residents are more likely to be renters than other immigrants is consistent with their relatively high proportion of non-family households and low proportion of family households since non-family households are more likely than family households to rent. The high proportion of tenants is also consistent with the findings in the following section which show that households headed by non-permanent residents are more likely to live in apartments than in single detached dwellings.

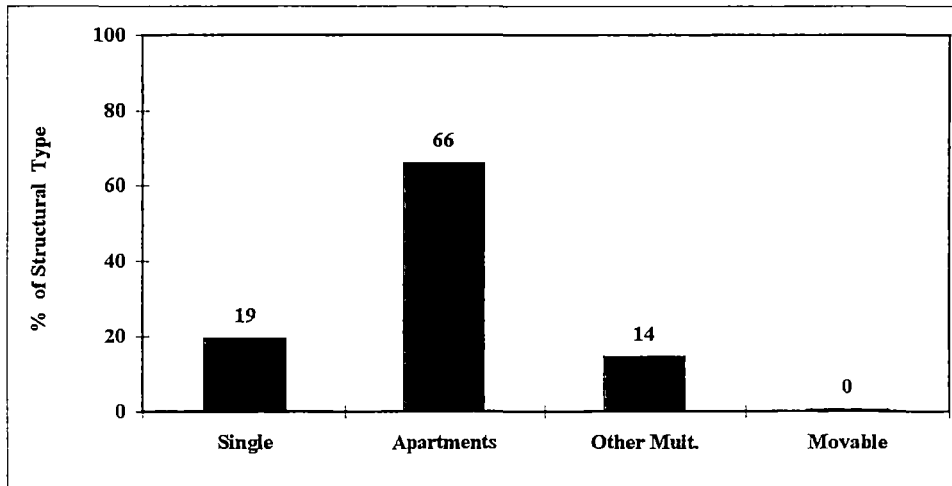


**Proportion of Non-Permanent Residents Living in Apartments Compared to the Rest of the Population  
Canada, 1991**



Source: 1991 Census of Canada custom tabulations

**Structural Type Choices,  
Non-Permanent Residents,  
Canada, 1991**



Source: 1991 Census of Canada Custom Tabulations

## 9.4 Dwelling Type

### **Non-Permanent Residents Are More Likely To Live In Apartment Dwellings Than Any Other Dwelling Type**

- The proportion of households headed by non-permanent residents (66%) who live in apartments is similar to that of households headed by recent immigrants (56%), but well above the proportion of households headed by all immigrants (31%) and of households headed by non-immigrants (27%). (See upper chart on page 146.)
- Sixty-six percent (66%) of non-permanent resident households live in apartments compared to 19% in single detached and 14% in other multiples. The proportion of households headed by non-permanent residents who are living in apartment dwellings is particularly high among Africans and Asians. (see upper chart on page 146.)
- Households headed by younger non-permanent residents have a particularly high likelihood of living in apartments.
- These findings are consistent with the comparatively high non-family headship rates and the relatively high incidence of non-family households among non-permanent residents.

### **Non-Permanent Resident Households Are Almost As Likely As Recent Immigrant Households To Live In Single Detached Dwellings**

- Nearly 20% of households headed by non-permanent residents live in single detached dwellings compared to 25% of those headed by recent immigrants, 53% of those headed by all immigrants, and 58% of those headed by non-immigrants. Thus, non-permanent resident households are nearly as likely as recent immigrant households, but much less likely than non-immigrant and all immigrant households, to live in single detached dwellings.

### **The Proportion Of Non-Permanent Resident Households Living In Other Multiples Is Similar To That of Other Groups**

- Fourteen percent (14%) of households headed by non-permanent residents live in other multiples (which include semi-detached and row housing), compared to 18% of those headed by recent immigrants, 15% of all those headed by immigrants and 13% of those headed by non-immigrants.
- Overall, the proportion of non-permanent households living in other multiples is lower than that for single dwellings and apartments.

### **Generally, The Proportion Of Non-Permanent Resident Households Living In Single Detached Dwellings Increases With Age, While The Proportion Living In Apartments Decreases With Age**

- In the 15–24 age group, nearly 12% of non-permanent resident households live in single detached dwellings. This figure increases with each successive age group to reach over 40% in the 65+ category. A similar upwards trend is observed for all immigrants and non-immigrants although the overall proportions are greater.

### **Non-Permanent Resident Households Have Dwelling Type Choice Patterns Which Are Similar To Recent Immigrants**

- Among most of the age groups, non-permanent resident households have dwelling type choices which are similar to recent immigrants. For example, nearly 20% of non-permanent resident households and 25% of recent immigrant households live in single detached dwellings, compared to 53% and 58% respectively for all immigrants and non-immigrants. Similarly, 66% of non-permanent resident households and 56% of recent immigrant households live in apartments, compared to 27% for non-immigrants and 31% for all immigrants.
- However, in the older age category (65 years plus) the proportion of non-permanent resident households in single detached dwellings (41%) is significantly higher than that of recent immigrant households (31%). This difference is offset by the higher proportion of recent immigrant households living in apartment dwellings (57%) compared to non-permanent resident households (46%).

### **Among Non-Permanent Resident Households, Family Households Have Dwelling Type Choice Patterns Which Are Different From Those Of Non-Family Households**

- Among non-permanent resident households, family households are about twice as likely as non-family households to live in single detached dwellings. Moreover, while the proportion of family households with non-permanent resident maintainers living in single detached dwellings increases within each successive age group, among non-family households with non-permanent residents there is a decline in the 25–34 and 35–44 age categories. (This may reflect the tendency of students to purchase a dwelling here in Canada on behalf of their parents who plan to later move here or to use it as an investment.)

## Summary: Dwelling Type

- Non-permanent resident households are more likely to live in apartments than any other dwelling type.
- Non-permanent resident households are nearly as likely as recent immigrants, but much less likely than non-immigrants and all immigrants, to live in single detached dwellings.

## 9.5 Summary

Included for the first time in the 1991 Census, non-permanent residents include persons living temporarily in Canada on a variety of authorization permits such as refugee claimants, student, work and Minister's permits. Their numbers nearly tripled from 143,000 to 369,000 over the 1981–1990 period. This section briefly summarizes the findings of comparisons made between non-permanent residents and permanent residents, specifically recent immigrants, all immigrants, and non-immigrants.

Non-permanent residents generally have lower overall headship rates than immigrants and non-immigrants and are less likely to establish family households and more likely to establish non-family households than recent immigrants and all immigrants. Non-permanent residents have higher non-family headship rates compared to other immigrants but lower family headship rates.

Consistent with headship rate patterns, households headed by non-permanent residents are more likely than those headed by immigrants and non-immigrants to be non-family households, that is, single persons or singles sharing a dwelling. This pattern reflects the foreign student visa and single male refugee component of the non-permanent resident population.

Households headed by non-permanent residents overwhelmingly live in rented accommodation. Ownership levels among households headed by non-permanent residents are half the level of recent immigrants (at a Canada-wide level and in each of the three CMA's). These lower ownership rates are not surprising given the less stable situation of the non-permanent population in terms of incomes and employment. Households headed by non-permanent residents are more likely to live in apartments, less likely to live in single detached dwellings, and are more likely to be tenants.

This comparative analysis has shown that overall, non-permanent residents are more similar to recent immigrants in their headship rates, tenure and dwelling types than to other immigrants, although there are certain differences.

## **10.0 IMMIGRANTS AND TENURE DIFFERENTIALS: A MULTIVARIATE STATISTICAL PERSPECTIVE**

### **10.1 Introduction**

In this chapter we use logistic regression analysis, a multivariate statistical technique, to explore the effects of a variety of explanatory variables on housing tenure choice. The objective is to determine the impact of each explanatory variable on differences in tenure holding all other variables constant. The dependent variable, or variable to be explained, is the likelihood of a household head owning a dwelling. The independent variables, or explanatory variables, are based on findings from the literature review in Chapter 2 and include those that were examined individually in Chapter 7. Five variables, incorporating demographic, economic and cultural factors, were selected. The independent variables include:

#### **(i) Age of Household Head**

It was noted earlier that housing demand models often treat age as the major variable affecting housing tenure. Older household heads are assumed to have a higher incidence of home ownership than younger household heads. Age of household head is divided into six categories (15–24, 25–34, 35–44, 45–54, 55–64, 65 and over).

#### **(ii) Household Income**

Income is important because it reflects the ability to buy a house and carry the debt associated with home ownership. Also, home ownership, particularly in North America, is often viewed as a symbol of economic achievement and social status. Income is divided into four categories (less than \$19,999, \$20,000–\$39,999, \$40,000–\$59,999, \$60,000 and over).

#### **(iii) Household Type**

It is also believed that household composition is related to housing tenure. Husband–wife families, especially those with children, are likely to have a higher occurrence of home ownership than single person households and single parent families. In part, the expectation of higher levels of home ownership for husband–wife families is due to the potential for two incomes in these families. Household type is summarized using six categories (non–family single person, other non–family, husband and wife families without children, husband and wife families with children, lone parent families, multiple family households).

#### **(iv) Place of Birth**

A major interest in this research is the distinction in home ownership between household heads who are immigrants and those who are non-immigrants. Previous studies of Canadian data have found that immigrant households are more likely to own than non-immigrant households. In addition, we are interested in differences in tenure propensities based on the place of birth of heads of immigrant households. Previous studies, including the analysis of 1991 census data in Section 7.2, have found differences in tenure patterns according to ethnicity or country of origin. In particular, Southern Europeans and Chinese were found to have higher ownership rates than other groups, including the Canadian born, while groups such as Caribbeans had a much lower propensity for home ownership. Given the declining importance of European immigration to Canada, the emphasis in this analysis is on areas of the world, such as various Asian countries, from which the majority of Canada's recent immigrants have come (Table 2.1). Seven categories are utilized in this analysis (Canadian born, Europe, South East Asia, Rest of Asia, Africa, Southern and Central America, the Caribbean and Bermuda). A small number of persons born in areas other than those listed above (e.g., United States, Australia) are excluded from the analysis.

#### **(v) Period of Immigration**

Previous studies, including the analysis in Section 7.1, have found that period of immigration affects home ownership. The incidence of home ownership is low for recent immigrants and increases thereafter usually reaching the level of non-immigrants in ten to fifteen years. Period of immigration is divided into seven categories (Canadian born, prior to 1966, 1966–70, 1971–1975, 1976–1980, 1981–1985, 1986–1991)

## **10.2 Logistic Regression Analysis**

Logistic regression analysis is used to evaluate the impact of the hypothesized explanatory variables on the likelihood of home ownership. This statistical procedure is particularly suited to situations where the dependent variable is categorical. For example, tenure, the dependent variable in this analysis, is divided into two categories, own or rent. In this analysis, the independent variables are also expressed as separate categorical variables. Age of household head, for example, has been divided into six separate categorical variables (15–24 years, 25–34 years, 35–44 years, 45–54 years, 55–64 years, and 65 years and over). In essence, age comprises a variable set for which there are six categorical variables. We will use this terminology in the subsequent discussion.

When variables are expressed in categorical form in logistic regression analysis, one category from a variable set is identified as the reference category. All other variables in the variable set are then compared to the reference category. The reference category

can be any category in the variable set. In the age of household head variable set, for example, the first category (age 15–24 years) was designated as the reference category. The reference categories for the other explanatory variables are indicated in parentheses in Tables 8.1 to 8.4. The logistic regression analysis results in parameters for each of the categories of a variable set. These parameters are conceptually similar to multiple regression coefficients. As in multiple regression analysis, however, the parameters in a logistic regression analysis are relatively difficult to understand. Instead of parameters, the most convenient and easily understood way of interpreting the results is by means of odds ratios.

An odds ratio is the frequency or probability of one category in a variable set compared to the reference category of that variable set. In Tables 8.1 to 8.4, the reference category in all cases is assumed to have a value of one. In Table 8.1, for example, household heads in Canada aged 15–24 years (the reference category) have a probability of one (1) of owning a house, household heads in the 25–34 year age category are 3.23 times as likely to own a house as those in the reference category (15–24 years of age); those in the 45–54 year age category are 10.59 times as likely. It is important to note that these ratios result after controlling for differences in the other three variables in Table 8.1 (income, household type and place of birth). It is also possible to compare the ratios to each other. For example, referring again to Table 8.1 and the results for Canada as a whole, household heads in the 35–44 year age group are 2.11 times ( $6.81/3.23$ ) as likely to own a house as those in the 25–34 year age category while those in the 45–54 year group are 3.28 times ( $10.59/3.23$ ) as likely.

A potential problem with odds ratios is the lack of symmetry of ratios above and below one. Odds ratios can take any value above one but below one they are restricted to the range between zero and one. As an example, consider the place of birth variable for Canada in Table 8.1. In this example, Europe is the only category, compared to the Canadian born (the reference category), with an odds ratio above one. Heads of households born in Europe are 1.09 times as likely as Canadian born heads to own a house. The odds ratios for all the other categories are below one. Heads born in South and Central America, for example, are only .29 or 29 percent as likely as Canadian born heads to own a house. To determine the odds of Canadian born heads owning a house compared to heads born in South and Central America, it is necessary to reverse the direction of the magnitude by finding the reciprocal of .29 ( $1/.29$ ). The corresponding value is 3.45, indicating that Canadian born heads are 3.45 times as likely to own as South and Central American heads. For this reason, Alba (1988) suggests choosing an appropriate reference category for each variable set that produces values either above or below one for all categories in the variable set. This suggestion was rejected for Place of Birth because conceptually Canadian born is the most logical reference category. For other variable sets (e.g., age of household head, household income) it was logical to adopt this strategy.

Another issue that arises in logistic regression analysis is the statistical significance of the results. Tests can be used to evaluate the significance of both the overall model and each independent variable. In this analysis, however, almost all of the parameters are statistically significant because of the very large number of households in the data set.

A final statistical consideration is the type of logistic regression model used in the analysis. The simplest model is one incorporating the main effects (age of head, household income, household type, place of birth and period of immigration), including the interactions between the explanatory variables. This is parallel to the strategy in multiple regression analysis. Other logistic regression models include more complex interaction effects based on product terms between the independent variables (e.g., each age category times each income category). In this study only the main effects were analyzed. Experiments were undertaken for more complex models, including all two-way interactions, but these did not provide a much better statistical fit and the results were difficult to interpret.

### **10.3 The Analyses**

Separate analyses were undertaken for Canada and the three major metropolitan areas, Toronto, Montreal and Vancouver. Four separate analyses were carried out for each data set. The first two analyses included the total data set (immigrants and Canadian born) while the remaining two analyses were restricted to immigrants only. As noted earlier, a small residual group of immigrants in an undefined 'other' category were not included in the analysis. In each case the dependent variable is tenure (own/rent). The independent variables included in each analysis are listed below.

#### **1. Total Household Data Set, Excluding Period of Immigration (Table 10.1): (Age of Head, Household Income, Household Type, Place of Birth.)**

The major interest was determining the odds of home ownership for immigrant heads from various areas of the world compared to the Canadian born (the reference category). Period of Immigration was not included because the reference category (Canadian born) is the same for both place of birth and period of immigration. For statistical reasons, it is advisable to avoid duplication of variables in a single analysis. The independent variables were entered simultaneously so that for each independent variable variations in the other independent variables were controlled statistically. Therefore, the odds ratios for each place of birth category, for example, can be interpreted as 'pure effects' controlling for variations in age of head, income and household type.



**2. Total Household Data Set, Excluding Place of Birth (Table 10.2): (Age of Head, Household Income, Household Type, Period of Immigration.)**

The major interest was determining the odds of home ownership for immigrant heads by period of immigration compared to the Canadian born (the reference category). Place of birth was not included for the statistical reasons mentioned above.

**3. Immigrant Data Set (Table 10.3): (Age of Head, Household Income, Household Type, Place of Birth, Period of Immigration).**

In this analysis both place of birth and period of immigration can be included and the effects of one controlling for variations in the other can be evaluated because a different reference category is used for each variable set: Europe for place of birth and immigrated 1986–1991 for period of immigration.

**4. Immigrant Data Set, Excluding Period of Immigration (Table 10.4): (Age of Head, Household Income, Household Type, Place of Birth.)**

Period of immigration was excluded from this analysis in order to determine the effects of place of birth without a control for period of immigration.

## **10.4 The Results**

The results are discussed in two major sections. The first deals with the two analyses for the total household data set, and the second summarizes the analyses for the immigrant only data set. In evaluating the results from the first analysis attention is given to a detailed analysis of the odds of ownership for all variable categories (Table 10.1). For the remaining analyses, the focus is placed on the Place of Birth and Period of Immigration variables. The other variables are discussed in detail only when they differ substantially from the results in Table 10.1. Comparison of Tables 10.1 and 10.2, for example, indicates little difference in the odds ratios for the various categories of age of household head, household income and household type regardless of whether place of birth or period of immigration is included in the analysis.

### **10.4.1 Total Household Data Set**

#### **(i) Age of Household Head**

Age of household head is strongly and consistently related to the propensity for home ownership (see Table 10.1). For both Canada and the three metropolitan areas (with the minor exception of ages 55–64 and 65+ in Montreal) the odds of home ownership increase with each age group. Regardless of differences in income, household type and

place of birth, the probability of a household head 25–34 years of age owning a home in Canada is 3.2 times that of a household head in the 15–24 year age category. This ratio increases to the point where a household head 65 years of age and over is 18.6 times more likely to own than a head in the 15–24 year age group. The propensity of home ownership does not increase at the same rate through all age categories, however. For example, the 25–34 year age group is 3.2 times more likely to own than the 15–24 year group (3.23/1) and ownership among the 35–44 year age group is 2.1 times more likely than those in the 25–34 year age category (6.81/3.23). In contrast, the 65 years of age and over group is only 1.1 times as likely to own than the 55–64 year age group (18.61/17.19). The probability of home ownership increases with age of household head but at a decreasing rate.

For the metropolitan areas the odds of home ownership for the first two age groups (25–34 and 35–44) compared to the reference group (15–24 year old heads) generally mirror those for the country as a whole. The differences in the probability of ownership between the groups are also just about the same. For the three older age groups, however, there are substantial differences among the metropolitan areas. Toronto mirrors the country as a whole although the odds of home ownership, compared to the 15–24 year age group, are consistently lower for each age category. For Montreal the odds of home ownership are lower than Toronto's for the 55–64 and 65+ age groups. Indeed, the probability of household heads in the 65 years and over age category owning a home is slightly less than for the 55–64 year age group. For Vancouver, the odds of home ownership compared to the 15–24 year age group are substantially higher than Toronto or Montreal for the three oldest age groups.

The differences between Montreal and Vancouver, especially for the older age groups, are striking but the reasons for these differences are not immediately obvious. They may relate to the nature of the two housing markets. In Montreal, where house prices are relatively low, household heads could conceivably enter the market at an earlier age, in which case, the odds ratios between the older and younger age groups would not be expected to be as high. Also, at the other end of the age spectrum, there are not the same opportunities in Montreal as in Vancouver for the purchase of condominium apartment units. As noted from the focus group sessions, in Vancouver, condominiums do provide a desired housing option for Hong Kong immigrants – many of whom are experienced with this higher density form of ownership.

#### **(ii) Household Income**

The odds ratios for income are similar for Canada and the three metropolitan areas (Table 10.1). In all cases the odds of household heads owning a home, regardless of differences in age, household type and place of birth, increase with household income. For the metropolitan areas, heads of households with household income in the \$20,000 to \$39,999 category are 1.7 to 2 times more likely to own than those with incomes of less than \$19,999 (the reference group). Those with household incomes between \$20,000 and \$39,999 are 3 to 4 times more likely to own a house, and those with household

incomes of \$60,000 and over are 5.5 to 9 times more likely. The odds also increase at an increasing rate as household income increases. For example, in Canada as a whole households in the \$20,000 to \$39,999 category are 1.7 times more likely to own than those in the less than \$19,999 category (1.7/1), while those in the \$60,000 and above group are 1.8 times more likely to own than those in the \$40,000 to \$59,999 category (5.50/2.99). The differences between income groups in Toronto are somewhat more extreme. Like the country as a whole, household heads in the \$20,000–\$39,999 income group are 1.7 times more likely to own than those with household incomes under \$19,999 (1.7/1), while household heads in the \$60,000 and above category are 2.4 times more likely to own than heads with household incomes between \$40,000 and \$59,999 (7.51/3.08).

### **(iii) Household Type**

The odds ratios for household heads are consistent with expectations for both Canada and the three metropolitan areas (Table 10.1). Compared to non-family single person households, husband and wife families with children have the highest probability of home ownership followed closely by multiple-family households. In Toronto multiple-family households have a higher propensity for home ownership than husband and wife families with children. For reasons that were noted earlier the relatively high propensity for home ownership by husband and wife families is not surprising. Like husband and wife families with children, multiple-family households are likely to have few options in the rental market. Therefore, it is not surprising that their propensity to own is high compared to other household types. They may also have more income earners than other types of households and therefore more ability than some households to assume the financial burden of home ownership. In contrast, lone parent families do not have a high probability of home ownership. Even controlling for income differences, husband and wife families with children are three to four times more likely to own than lone parent families. Indeed, husband and wife families without children are in all cases more likely to own than lone parent families.

### **(iv) Place of Birth**

For both Canada and the three metropolitan areas, heads of households born in Europe are likely to have higher odds of ownership than the Canadian born, regardless of differences in age of head, household income and household type. This is consistent with previous findings for Canadian metropolitan areas. For Canada as a whole, household heads born in Europe are 1.09 times more likely than non-immigrants to be home owners. In Toronto, the odds are 1.43 times and in Montreal 1.68 times. The higher odds for Toronto and Montreal likely result from the larger proportion of Southern European immigrants in these two metropolitan areas and their higher propensity to assume home ownership (Balakrishnan and Wu, 1992; Ray and Moore, 1991 ; Ray, 1994). The higher odds ratio for European born heads in Montreal probably relates to the strong rental market in that city and the historic tendency of native born Montrealers to rent.

Except for household heads from the Rest of Asia in Toronto and Vancouver, other place of birth groups have considerably lower odds of owning than the Canadian born. In part, this relates to the relatively short period of time that many of these immigrants have been in Canada. As indicated earlier, it was not possible to include period of immigration as a control in this part of the analysis. The impact of period of immigration, in association with place of birth, on ownership rates will be examined in more detail for immigrants in 10.4.2.

Interestingly, the odds of owning for all of the non-European groups, including heads from the Rest of Asia, are lower for Canada as a whole, than for the three metropolitan areas, possibly reflecting the concentration of non-European immigrants in the three metropolitan areas (where ownership rates are generally lower than for Canada as a whole). Another possible explanation is that non-Europeans view a non-metropolitan location as temporary with the result that they are reluctant to assume the burden of home ownership, even if household resources permit. For Canada as a whole, the odds of ownership for heads from South East Asia, Africa, and the Caribbean and Bermuda, controlling for age of head, income and household type, are about forty percent those of Canadian born heads. For heads from South and Central America the odds are about thirty percent, while for the Rest of Asia the odds are almost seventy-five percent.

There are also notable differences between the metropolitan areas. Immigrant heads from the Rest of Asia are 2.06 times more likely to own in Vancouver than Canadian born heads, regardless of age of head, household income or household type. The comparable figures for Toronto and Montreal are 1.07 and .75. This confirms the strong desire of immigrants from Hong Kong, Taiwan and other parts of Asia (except South East Asia) to achieve home ownership in Vancouver, whether it be for investment purposes or simply as a desirable end in itself. Beyond economic and demographic variables, this is a cultural factor, the details of which have been well documented but are not clearly understood. The other important difference between metropolitan areas is the higher ownership rates for heads from South East Asia, Africa and the Caribbean and Bermuda in Montreal and Vancouver compared to Toronto. In part, these differences may relate to variations in period of immigration, an issue that will be explored in section 10.4.3.

#### **(v) Period of Immigration**

For Canada as a whole, the odds of home ownership increase with the immigrants' length of stay in Canada, equalling the ownership rates of Canadian born heads in twenty to twenty-five years (Table 10.2). For those immigrants who have been in Canada for more than twenty-five years the odds of ownership increase to 1.36 compared to the Canadian born. Not surprisingly, the rate of increase in home ownership is highest for those who immigrated in the previous five to ten years. For example, immigrant heads who arrived in the 1981-1985 period were 1.88 times more likely to own than those arriving in 1986-1991 (.47/.25) whereas those who arrived between 1976 and 1981 were 1.36 times more likely to own than those arriving between 1981 and 1985. The rate of change levels off at about this rate for succeeding five year periods.

The patterns for Toronto and Montreal generally parallel the results for Canada as a whole except that immigrant heads achieve ownership rates equal to Canadian born heads with different degrees of rapidity. In Toronto, the ownership rates of immigrant households approximate the Canadian born in fifteen to twenty years (1971–1975) while in Montreal the time frame is ten to fifteen years (1976–1980).

Although immigrant households begin with lower rates of ownership in Montreal than in Toronto (.25 versus .34) they move more quickly into the ownership market. In Montreal, heads of households who immigrated in 1981–1985 were 2.52 times more likely to own than immigrant heads who came in 1986–1991 (.63/.25). The comparable figure for Toronto is 1.59. Ultimately, immigrant households in both Toronto and Montreal achieve much higher rates of home ownership than non-immigrant households. For immigrant households who came before 1966 the odds ratios are 1.94 for Toronto and 2.1 for Montreal. These figures, which are considerably higher than for Canada as a whole and for Vancouver, probably reflect the relatively large number of European immigrants who settled in Toronto and Montreal in the first two decades following World War Two.

The results for Vancouver differ dramatically from both Canada as a whole and Toronto and Montreal. Regardless of age of head, household income or household type, immigrants arriving in 1986–1991 have slightly higher odds of home ownership than the Canadian born. Indeed, immigrant households in Vancouver who came to Canada in the 1976–1991 period have about the same odds as non-immigrants of achieving home ownership. The odds then jump to about 1.3 in the 1971–1975 period and remain at that level through to the pre 1966 period. These results further confirm the relatively unique nature of the Vancouver housing market and the way in which immigrants enter that market.

#### **10.4.2 Immigrant Data Set (Including and Excluding Period of Immigration)**

Table 10.3 summarizes the results of the analysis for the data set with immigrant households only in which both place of birth and period of immigration have been incorporated as explanatory variables. Table 10.4 shows the results without period of immigration. Since the same variables have been included the results from this analysis can be compared to the analysis reported in Table 10.1. In general, the patterns of odds ratios for age of head, household income and household type are similar to the analyses of all household heads; therefore, we will emphasize the ratios for place of birth and period of immigration categories.

##### **(i) Age of Head, Household Income and Household Type**

As in Tables 10.1 and 10.2, the odds ratios for age categories, using the 15–24 year age group as the reference category, generally increase from youngest to oldest. The major difference is that home ownership rates in Toronto and Vancouver remain about the same between the 55 to 64 year age group and the 65 years of age and over category and in

Montreal the odds ratio drops considerably. Controlling for all other variables, home ownership among immigrant households peaks in the 55–64 year age group both in Canada as a whole and in the three metropolitan areas. This is also evident in Table 10.4 where there is no control for period of immigration. These results suggest that in the metropolitan areas older immigrant heads are more likely than non-immigrant heads to live with relatives.

The other major difference are the much lower odds ratios for the age categories in the immigrant only analysis compared to the analysis of all household heads (Tables 10.3 and 10.4 compared to Tables 10.1 and 10.2). The comparatively higher odds ratios in Table 10.4, especially for the older groups, relate to the fact that older immigrants have been in Canada for a longer period of time and, therefore, have higher home ownership rates. In Table 10.3, where the effects of period of immigration have been controlled, age is still an important factor in accounting for home ownership rates among immigrants, but the odds ratios are lower and the effect is more nuanced.

The odds ratios for the income categories are similar to the previous results for all households. Both the magnitude of the odds ratios and the extent to which they increase with household income are much the same for Canada as a whole and the three metropolitan areas. The results for the various household type categories are also similar except that the odds ratios for multiple-family households are considerably higher than in the analysis of all household heads. This is especially evident in Table 10.3 where variations in both place of birth and period of immigration have been controlled. In Toronto, for example, multiple-family immigrant families are 11.35 times more likely to own than non-family single person immigrant households.

## **(ii) Place of Birth**

In this analysis immigrant heads born in Europe are used as the reference group. Table 10.3 clearly indicates the importance of home ownership for Rest of Asia households, even after controlling for age of head, household income, household type and period of immigration. For Canada as a whole, household heads from the Rest of Asia are 1.24 times more likely to own than heads born in Europe. This figure increases to 1.50 in Toronto and 2.18 in Vancouver. For Montreal it is .94.

The impact of controlling for period of immigration is evident when comparing the place of birth results for the Rest of Asia group in Tables 10.3 and 10.4. In Table 10.4, without controlling for period of immigration, the odds ratios are consistently lower than in Table 10.3, dropping, for example, from 1.24 to .71 for Canada as a whole and from 1.5 to .74 for Toronto. After accounting for the relatively recent arrival of many Rest of Asian households in Canada, the propensity of this group for attaining home ownership increases dramatically. Again, this points to the cultural importance of home ownership for immigrants from Hong Kong, Taiwan, India and other Asian countries (excluding South East Asia).

Compared to Europeans, the odds ratios of home ownership for South East Asians, Africans, Central and South Americans and those from the Caribbean and Bermuda, are relatively low, even accounting for the recent arrival of many of these groups. For all groups, however, the impact of holding period of immigration constant is evident when comparing the odds ratios in Tables 10.3 and 10.4. The odds ratios in Table 10.3 (controlling for period of immigration) are consistently higher than in Table 10.4. Home ownership rates for households from South and Central America and the Caribbean and Bermuda are still low – less than half the European rate in Canada as a whole and in Toronto. The rates for households from South East Asia and Africa are a little higher – about sixty percent of the European rate. In Montreal and Vancouver the ownership rates for South East Asian and African households are a little higher as are the Caribbeans in Vancouver. Still, these rates are considerably less than those for European immigrant households.

These results raise the broader issue of factors that might account for the differential rates of ownership between the Europeans and the South East Asian, African, South and Central American and Caribbean and Bermuda groups, especially when so many variables have been accounted for. One possibility is differences in attitudes among these groups towards home ownership with Europeans, Chinese and South Asians placing a much higher value on home ownership. Another possibility is that some members of these groups view their stay in Canada as temporary and may be saving for a return to their home country or even buying a house in their country of origin rather than investing in housing in Canada. A further consideration is that some of these groups, all of whom are visible minorities, may be discouraged from moving into ownership housing because of practices by real estate agents and lending institutions; however, there is a need for further research in this area as noted in the literature review.

### **(iii) Period of Immigration**

As indicated in Table 10.3 period of immigration is an important variable in accounting for ownership rates, even after controlling for age of head, household income, household type and place of birth. The odds of home ownership for immigrants increase with the length of time in Canada. For all of Canada, the odds of home ownership increase 2.05 times for immigrant households who have been in the country for five to ten years (1981–1985) compared to those who have been in Canada for less than five years (1986–1991). This figure is higher for Montreal (2.76) and lower for Toronto (1.85). As in the analysis of all households, the results for Vancouver are substantially different from Canada, Toronto and Montreal. Immigrant households who came in the period, 1981–85, are only 1.08 times more likely to own a home than those who arrived in the 1986–1991 period. Those who arrived prior to 1966 are 2.4 times as likely to own a home in Vancouver but 8.22 times as likely in Toronto. Compared to Canada as a whole and Toronto and Montreal, these results attest to the very quick entry of recent immigrants, especially those from various parts of Asia, into the Vancouver home ownership market.

## 10.5 Summary

In this chapter we have investigated the importance of age of household head, household income, household type, place of birth, and period of immigration on tenure choice. Logistic regression analysis was used as a statistical technique for evaluating the effects of each explanatory variable on tenure while controlling for differences in the other explanatory variables. Separate analyses were undertaken for Canada, Toronto, Montreal and Vancouver for four different data sets. Two of these included all households (immigrant and Canadian born) while the other two were restricted to immigrants only.

The results can be summarized as follows. In each case the impact of a particular variable on home ownership takes into account differences in other explanatory variables such as age of household head, household income and household type.

### Age of Household Head

- The odds of home ownership generally increase with age of household head but at a decreasing rate.
- There are substantial differences in the odds of homeownership by age between Montreal and Vancouver. These differences may be accounted for by the different housing markets in each metropolitan area and the preferences of recent immigrants.

### Household Income

- The odds of home ownership increase with household income and at an increasing rate from lowest to highest income categories. This is especially evident for Toronto.

### Household Type

- Compared to non-family single person households, husband and wife families with children and multiple-family households have the highest ownership rates. Even controlling for income differences, lone parent families do not have a high probability of home ownership.



## **Place of Birth**

- For both Canada and the three metropolitan areas, heads of households born in Europe are likely to have higher odds of ownership than the Canadian born. The higher odds in Toronto (1.43) and Montreal (1.68) likely result from the larger number of Southern European immigrants in these two areas and their known propensity for home ownership.
- Immigrants from the Rest of Asia (e.g., Hong Kong, Taiwan, India) are especially likely to own in Vancouver. There, the odds of home ownership for this group are 2.06 times the Canadian born compared to ratios of 1.07 for Toronto and .75 for Montreal. This confirms the strong desire of immigrants from Hong Kong and other areas of Asia (excluding South East Asia) to attain home ownership whether for investment purposes or as a desirable goal in itself. The results from the immigrant only analysis, in which it was possible to control for period of immigration, indicate that immigrants from the Rest of Asia have a very high propensity for home ownership, especially when accounting for the recency of their arrival in Canada. Again, this is especially evident for Vancouver.
- Household heads from areas other than Europe and the Rest of Asia have considerably lower probabilities of home ownership than the Canadian born, in part reflecting the relatively short time that many of these immigrants have been in Canada. However, even when controlling for period of immigration home ownership rates for households from South and Central America, the Caribbean and Bermuda, South East Asia and Africa are still low compared to the European born. These findings raise the further question of why these ownership rates should be so low after controlling for obvious factors such as income, period of immigration and household type. Hypothesized factors include cultural differences that are reflected in attitudes toward home ownership, the desire of families from some of these groups to eventually return to their home countries, and the impact of potential discriminatory practices that limit the access of visible minorities to home ownership.

## **Period of Immigration**

- For Canada as a whole and Toronto and Montreal, the odds of home ownership increase with the length of time that immigrants have been in Canada. Not surprisingly, the rate of increase in home ownership is highest for those who immigrated in the previous five to ten years.

- In all areas, the ownership rates of immigrant households ultimately exceed those of the Canadian born but the time frame differs between Canada and the metropolitan areas. The odds of immigrant households achieving home ownership compared to the Canadian born are highest in Montreal (2.1) and Toronto (1.94) for immigrants who came to Canada prior to 1966.
- For Canada as a whole immigrant heads of households equal the ownership rates of the Canadian born within twenty to twenty-five years. In Toronto, the ownership rates for immigrant households approximate those of the Canadian born after fifteen to twenty years. In Montreal the time frame for immigrants to achieve parity in home ownership with non-immigrants is ten to fifteen years.
- The results for Vancouver differ dramatically from Canada as a whole and Toronto and Montreal. For Vancouver, immigrants arriving in 1986-1991 had slightly higher odds of home ownership in 1991 than the Canadian born.

**Table 10.1: Odds of Home Ownership for Selected Variables, Canada, Toronto, Montreal and Vancouver, 1991: Main Effects Model, All Household Heads, Excluding Period of Immigration (Reference Category for Each Variable in Parentheses)**

Variable	Canada	Toronto	Montreal	Vancouver
<i>Age of Head</i>				
(15-24)				
25-34	3.23	2.53	3.03	2.89
35-44	6.81	5.15	5.93	6.23
45-54	10.59	7.98	7.70	10.31
55-64	17.19	13.28	10.20	19.77
65+	18.61	16.87	9.17	26.78
<i>Household Income</i>				
(Less than \$19,999)				
\$20,000-\$39,999	1.70	1.70	2.00	2.04
\$40,000-\$59,999	2.99	3.08	4.11	4.10
\$60,000+	5.50	7.51	9.13	8.17
<i>Household Type</i>				
(Non-family Single)				
Other Non-Family	1.17	1.16	1.09	.92
H-W without Children	3.07	2.65	2.96	2.35
H-W with Children	6.38	5.91	6.03	4.91
Lone-Parent	1.64	2.04	1.74	1.75
Multiple-Family	5.66	6.87	4.97	4.84

Variable	Canada	Toronto	Montreal	Vancouver
Table 10.1 Continued				
<i>Place of Birth</i>				
(Canadian Born)				
Europe	1.09	1.43	1.68	1.15
South East Asia	.42	.48	.73	.68
Rest of Asia	.74	1.07	.75	2.06
Africa	.41	.52	.81	.79
S and C America	.29	.43	.38	.47
Caribbean	.38	.54	.71	.81

Source: Data were derived from a special crosstabulation from Statistics Canada of data from the 1991 Census. Calculations by the authors.

**Table 10.2: Odds of Home Ownership for Selected Variables, Canada, Toronto, Montreal and Vancouver, 1991: Main Effects Model, All Household Heads, Excluding Place of Birth (Reference Category for Each Variable in Parentheses)**

Variable	Canada	Toronto	Montreal	Vancouver
<i>Age of Head</i>				
(15-24)				
25-34	3.28	2.55	3.07	2.89
35-44	6.86	5.04	5.93	6.26
45-54	10.28	6.90	7.43	10.09
55-64	16.34	11.01	9.64	19.15
65+	17.56	13.77	8.47	25.81
<i>Household Income</i>				
(Less than \$19,999)				
\$20,000-\$39,999	1.66	1.60	1.93	1.97
\$40,000-\$59,999	2.87	2.74	3.86	3.87
\$60,000+	5.20	6.36	8.49	7.58
<i>Household Type</i>				
(Non-family Single)				
Other Non-Family	1.20	1.23	1.12	.94
H-W without Children	3.15	2.87	3.04	2.42
H-W with Children	6.63	6.74	6.30	5.23
Lone-Parent	1.62	1.97	1.73	1.76
Multiple-Family	6.39	8.83	5.50	6.03

Variable	Canada	Toronto	Montreal	Vancouver
<i>Table 10.2 Continued</i>				
<i>Period of Immigration (Canadian Born)</i>				
Prior to 1966	1.36	1.94	2.10	1.32
1966-1970	1.00	1.49	1.38	1.37
1971-1975	.78	.98	1.21	1.31
1976-1980	.64	.76	.94	1.07
1981-1985	.47	.54	.63	.95
1986-1991	.25	.34	.25	1.09

Source: Data were derived from a special crosstabulation from Statistics Canada of data from the 1991 Census. Calculations by the authors.

**Table 10.3: Odds of Home Ownership for Selected Variables, Canada, Toronto, Montreal and Vancouver, 1991: Main Effects Model, Immigrant Households Only (Reference Category for Each Variable in Parentheses)**

Variable	Canada	Toronto	Montreal	Vancouver
<i>Age of Head</i>				
(15-24)				
25-34	1.98	1.75	2.21	1.68
35-44	3.80	3.10	4.26	3.66
45-54	5.03	3.89	5.20	4.76
55-64	7.11	5.03	6.20	7.97
65+	6.90	5.08	4.70	8.02
<i>Household Income</i>				
(Less than \$19,999)				
\$20,000-\$39,999	1.56	1.46	1.70	1.74
\$40,000-\$59,999	2.72	2.57	3.09	3.26
\$60,000+	5.33	5.72	6.28	6.05
<i>Household Type</i>				
(Non-family Single)				
Other Non-Family	1.61	1.78	1.47	1.44
H-W without Children	3.37	3.50	3.52	2.91
H-W with Children	6.66	7.60	7.30	5.67
Lone-Parent	2.09	2.41	2.11	2.30
Multiple-Family	9.52	11.35	11.38	6.92

Variable	Canada	Toronto	Montreal	Vancouver
<i>Table 10.3 Continued</i>				
<i>Place of Birth</i>				
(Europe)				
South East Asia	.66	.61	.78	.73
Rest of Asia	1.24	1.50	.94	2.18
Africa	.59	.62	.73	.81
S and C America	.43	.49	.43	.46
Caribbean	.44	.48	.56	.74
<i>Period of Immigration</i>				
(1986-1991)				
Prior to 1966	6.44	8.22	8.54	2.40
1966-1970	4.40	5.64	5.70	1.87
1971-1975	3.63	3.84	5.43	1.58
1976-1980	2.92	2.85	4.17	1.32
1981-1985	2.05	1.85	2.76	1.08

Source: Data were derived from a special crosstabulation from Statistics Canada of data from the 1991 Census. Calculations by the authors.



**Table 10.4: Odds of Home Ownership for Selected Variables, Canada, Toronto, Montreal and Vancouver, 1991: Main Effects Model, Immigrant Households Only, Excluding Period of Immigration (Reference Category for Each Variable in Parentheses)**

Variable	Canada	Toronto	Montreal	Vancouver
<i>Age of Head</i>				
(15-24)				
25-34	2.18	2.01	2.48	1.78
35-44	5.06	4.38	6.00	4.24
45-54	8.16	7.18	8.81	6.05
55-64	13.59	11.15	12.16	11.31
65+	14.38	12.57	10.33	11.71
<i>Household Income</i>				
(Less than \$19,999)				
\$20,000-\$39,999	1.76	1.68	2.00	1.84
\$40,000-\$59,999	3.33	3.23	4.07	3.62
\$60,000+	7.00	7.95	8.78	6.94

Variable	Canada	Toronto	Montreal	Vancouver
<i>Table 10.4 Continued</i>				
<i>Household Type</i>				
(Non-family Single)				
Other Non-Family	1.40	1.46	1.26	1.36
H-W without Children	2.94	2.85	3.16	2.68
H-W with Children	5.25	5.61	5.82	4.96
Lone-Parent	1.96	2.19	1.99	2.19
Multiple-Family	7.10	7.66	7.93	6.00
<i>Place of Birth</i>				
(Europe)				
South East Asia	.40	.33	.46	.52
Rest of Asia	.71	.74	.48	1.62
Africa	.39	.36	.51	.63
S and C America	.28	.30	.24	.37
Caribbean	.34	.36	.43	.65

Source: Data were derived from a special crosstabulation from Statistics Canada of data from the 1991 Census. Calculations by the authors.

## 11.0 IMPLICATIONS OF DIFFERENCES IN IMMIGRANT AND NON-IMMIGRANT HEADSHIP AND OWNERSHIP RATES FOR THE POTENTIAL HOUSING DEMAND PROJECTION MODEL

### 11.1 Introduction

The research based on 1991 census data confirmed the major findings of the previous study using 1986 census, i.e., that immigrants have different headship rates and ownership rates from those of non-immigrants. Briefly, it was found that:

- Initially, immigrants' headship rates tend to be lower than those of Canadian-born but gradually increase over time to approximate those of non-immigrants.
- A similar pattern is observed for tenure patterns in that initially most immigrants have lower ownership rates than non-immigrants; however, over time immigrant ownership levels approximate and then exceed the level of non-immigrants. This reflects the generally high value placed by many immigrant groups on owning a home which was noted in the literature and in the focus groups.
- Immigrant households tend to have larger household sizes than non-immigrants although household sizes decline with the age group of the immigrant and with the length of time in Canada. Certain recent immigrant groups were found to have particularly large household sizes.
- There were also major differences observed in headship rates and in ownership levels among immigrant groups based on place of origin. For example, earlier immigrant groups, e.g., Europeans, tend to have much higher ownership propensities than other more recent immigrant groups. To some extent this reflects their older average ages and the length of time they have been in Canada; although even when these variables are controlled, their ownership rates are still higher than other groups.
- Recent immigrants are more likely to rent than those who have been in the country for some time, although there was a noticeable increase in ownership rates among recent immigrants from the Rest of Asia (especially in Vancouver).

One of the objectives of this study was to test the implications for CMHC's Potential Housing Demand Projection (PHD) Model of the differences between immigrants and non-immigrants in terms of their headship and ownership rates and dwelling type propensities. The PHD model uses headship and tenure rates for the whole population regardless of immigrant status or place of birth. Implicitly, however, using a blended rate for immigrants and non-immigrants incorporates differences based on immigrant status and place of birth into the model since immigrants' household and housing characteristics are factored into the ultimate value which is used.

One potential weakness in the PHD Model is that it assumes that new immigrants will have the same household and housing propensities as the existing population base. While the existing population base includes immigrants, those immigrants are weighted towards Europeans who account for approximately one in two immigrants living in Canada and whose ownership rates tend to be higher than most other groups including non-immigrants. Chapter Three described the declining importance of European immigration and the growing influence of immigrants from Asia and other areas.

Given differences between immigrant and non-immigrant housing choices, it is natural to ask whether or not taking account of these difference would have a significant effect on the level and composition of projected household growth. For example, how would results produced by a more complex projection model – one that allowed for differences in immigrant and non-immigrant headship and ownership rates and that recognized how these differences change with period of immigration – compared to projections generated using the current method? Furthermore, in light of the shift away from immigrants of European origin, an additional issue concerns the impact on projections of subdividing immigrants based on their place of birth.

To test the implications of the study findings for the PHD model, we adjusted our in-house population and housing demand model to take into account four different sets of projection methods. The methods and resultant projections are described below.

## **11.2 Methodology**

### **11.2.1 Alternative Projection Methodologies**

in order to test the implications of the differences, a population and housing model was used to project the future population for Canada as a whole and future household growth. The four different variations used are described below:

- (i) Headship rates and tenure rates were the same for the total population, i.e., immigrants and non-immigrants were not differentiated. This is the current methodology used in the Potential Housing Demand Projection Model.
- (ii) Different headship, tenure and dwelling type propensities were used for non-immigrants and immigrants – but the same rates for all immigrants were used regardless of period of immigration and place of birth.
- (iii) Different headship, tenure and dwelling type propensities were used for non-immigrants and immigrants but immigrant propensities were also differentiated by period of immigration. Rates for immigrants were based on 1991 census data using the following three categories of length of time in Canada:
  - a) 0 – 4 years –based on 1991 rates of those who immigrated between 1986 and 1991
  - b) 5–9 years –based on rates of those who immigrated between 1981 and 1986
  - c) 10+ years –based on rates of those who immigrated prior to 1981.
- (iv) Different headship, tenure and dwelling type propensities were used for non-immigrants and immigrants, but immigrants were further sub-divided into Asians and non-Asians and propensities were broken down by period of immigration.

A simplified cohort-survival model was used for the period covering 1991 to 2011. For the purposes of this exercise it was assumed that there were no births and no outmigration and that population increase was due exclusively to immigration. The existing population for each five year period was aged and 1991 mortality rates were applied to both the Canadian-born and the new immigrants. It was also assumed that the age distribution of each new wave of immigrants would be the same as that of the 1986 to 1991 immigrants. Finally, this simplified approach used the same level of immigration for each of the four projections.

Table 11.1 below shows assumptions regarding immigration over the next twenty years.

**Table 11.1 Immigration Assumptions Used for All Four Projections**

<b>Period</b>	<b>Annual Level of Immigration</b>	<b>Number of Immigrants (Excluding Refugees)</b>	<b>Asian/non-Asian split</b>
1991-1996	235,000	212,000	NA
1996-2001	180,000	162,000	NA
2001-2006	180,000	162,000	NA
2006-2011	180,000	162,000	50%

Projections of household growth were generated by applying headship, ownership and dwelling type propensities to the projected population. The focus of the exercise was on illustrating the relative differences resulting from the four projection methodologies. **Projections are, therefore, not to be construed as best estimates of future household growth.**

### **11.3 Results**

The differences between each alternative projection methodology and those generated using the current PHD model methodology are summarized in Table 11.2 on page 176. The detailed projections using the four different methods are shown in Table 11.3 on page 178 at the end of the chapter.

#### **Difference Between Projections Based on PHD Model Method and Projection Method 2**

When comparing the estimates of growth in households and housing demand between the PHD Model method and Projection Method 2 (which differentiates between non-immigrant and immigrant headship, tenure and housing propensities), there are a lower number of households projected in each five year period. The largest difference is in the first five year period, while differences are relatively small for the other three year periods. Most of the decrease in the first five year period appears to be among owned dwellings – probably reflecting the lower ownership propensities among recent immigrants.

**Table 11.2: PHD Model Sensitivity Analysis  
Summary of Results**

Difference Between Projection 1 and Projection 2												
Housing Additions	Total			Single Detached House			Apartment Five + Storeys			Other Dwellings		
	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented
1991- 96	(15 558)	(13 679)	(1 879)	(21 695)	(16 893)	(4 802)	8 615	2 105	6 510	(2 478)	1 109	(3 587)
1996- 01	(8 530)	(8 466)	(63)	(12 482)	(10 097)	(2 385)	4 880	1 066	3 814	(927)	565	(1 492)
2001- 06	(5 079)	(3 254)	891	(7 939)	(6 381)	(1 316)	2 879	902	1 977	(20)	845	(865)
2006- 11	(5 982)	(3 780)	(2 202)	(9 312)	(6 532)	(2 780)	4 105	1 301	2 804	(774)	1 451	(2 226)
Total	(35 149)	(29 179)	(3 253)	(51 428)	(39 902)	(11 283)	20 479	5 374	15 105	(4 199)	3 970	(8 169)

Difference Between Projection 1 and Projection 3												
Housing Additions	Total			Single Detached House			Apartment Five + Storeys			Other Dwellings		
	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented
1991- 96	(19 618)	(42 123)	22 505	(49 743)	(44 693)	(5 051)	30 025	1 889	28 136	100	681	(581)
1996- 01	5 015	20 937	(15 922)	9 511	12 460	(2 950)	(6 488)	2 739	(9 227)	1 992	5 737	(3 745)
2001- 06	13 003	21 933	(14 117)	23 011	24 026	(840)	(9 894)	2 078	(11 973)	(114)	2 539	(2 653)
2006- 11	2 914	9 067	(6 153)	1 409	4 216	(2 807)	1 476	2 024	(549)	30	2 827	(2 796)
Total	1 314	9 814	(13 686)	(15 812)	(3 990)	(11 648)	15 118	8 731	6 387	2 008	11 783	(9 775)

Difference Between Projection 1 and Projection 4												
Housing Additions	Total			Single Detached House			Apartment Five + Storeys			Other Dwellings		
	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented
1991- 96	(29 458)	(51 052)	21 594	(57 337)	(55 642)	(1 696)	27 403	2 195	25 208	476	2 395	(1 919)
1996- 01	(7 859)	21 723	(29 582)	(443)	10 986	(11 429)	(9 487)	2 988	(12 474)	2 071	7 750	(5 678)
2001- 06	(3 907)	24 243	(22 436)	9 805	13 086	(2 947)	(13 772)	1 958	(15 730)	59	4 482	(4 423)
2006- 11	(11 879)	(685)	(11 195)	(11 243)	(6 913)	(4 330)	(1 208)	1 734	(2 942)	572	4 495	(3 923)
Total	(53 103)	(5 770)	(41 618)	(59 219)	(38 483)	(20 401)	2 937	8 874	(5 937)	3 178	19 122	(15 944)

Source: Lapointe Consulting

### **Difference Between Projections Based on PHD Model Method and Projection Method 3**

When comparing the estimates of growth in households and housing demand between the PHD Model method and Projection Method 3 (which differentiates immigrants by period of immigration), there is a slightly lower overall housing demand over the 20 year period. Only in the 1991 to 1996 period is the overall household growth lower than the PHD Model method. In the first five year period, most of the decline is in owned dwellings; however, for each of the following periods, there is an increase in the demand for owned units and a decrease in rental units. However, the differences in rental and ownership demand in the last three periods are relatively small.

### **Difference Between Projections Based on PHD Model Method and Projection Method 4**

When comparing the estimates of growth in households and housing demand between the PHD Model method and Projection Method 4 (which differentiates by Asian/non-Asian immigrants by period of immigration), there is lower growth in households and housing demand for each five year period with the largest being in the first five year period, particularly for owned dwellings. In the following three periods, most of the decline is for rental apartments while demand for owned dwellings increases.

## **11.4 Limitations and Conclusions**

The testing of these projection methods indicates that the use of more detailed data regarding household headship rates and housing preferences of immigrants makes little difference to the overall housing projections at a Canada-wide level. The use of more refined propensities does seem to result initially in moderately decreased demand (due to lower headship rates of recent immigrants), but over time, the differences are negligible due to the increase in immigrant headship rates and the shift in demand from rental to owned housing. The largest initial decrease projected for the 1991 to 1996 period amounted to an average of just under 6,000 households per year.

The different projection methods were not tested on a CMA basis. For example, it may be possible that utilizing more refined data on headship and housing preferences might make a difference in a market such as Vancouver where the influx of well to do Asians has generated a strong demand for ownership housing among recent immigrants.

Based on the research in this study, there is no strong evidence for changing the Potential Housing Demand Projection Model. It may, however, be worthwhile to conduct further testing in particular CMA's and with different immigration levels.



Table 11.3 PHD Model Sensitivity Analysis: Detailed Projections

**Projection 1: All Canadians Same Propensities**

Housing Additions	Total			Single Detached House			Apartment Five + Storeys			Other Dwellings		
	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented
1991-98	1 057 873	768 651	291 223	672 576	633 511	39 065	249 724	47 185	202 540	135 574	85 955	49 618
1996-01	899 550	670 432	229 118	580 545	552 573	27 972	208 922	43 546	165 376	110 083	74 313	35 770
2001-06	824 407	437 325	150 321	507 149	481 483	19 386	214 984	43 695	171 288	102 275	68 136	34 139
2006-11	560 387	514 438	45 949	418 034	420 396	(2 382)	93 945	39 844	54 301	48 407	54 396	(5 990)

**Projection 2: Different Propensities for Immigrants and Non- Immigrants**

Housing Additions	Total			Non- Immigrants			Apartment Five + Storeys			Other Dwellings		
	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented
1991-98	677 481	512 754	164 707	458 209	436 530	21 578	143 243	26 641	116 602	76 009	49 483	26 526
1996-01	601 709	457 295	144 414	403 988	387 141	16 846	131 809	25 603	106 206	65 912	44 550	21 362
2001-06	558 427	300 552	104 956	349 468	332 453	12 694	144 060	26 267	117 793	64 899	41 944	22 955
2006-11	301 629	330 882	(29 253)	265 818	277 888	(12 070)	23 875	23 042	833	11 937	29 953	(18 016)

**All Immigrants**

Housing Additions	Total			Single Detached House			Apartment Five + Storeys			Other Dwellings		
	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented
1991-98	364 855	240 218	124 637	192 672	179 967	12 684	115 097	22 649	92 447	57 087	37 581	19 506
1996-01	289 311	204 671	84 640	164 076	155 335	8 741	81 992	19 008	62 984	43 244	30 328	12 916
2001-06	260 901	133 519	46 257	149 742	142 350	5 376	73 803	18 331	55 472	37 356	27 037	10 319
2006-11	252 776	179 776	72 999	142 905	135 977	6 928	74 175	17 904	56 271	35 696	25 896	9 800

**Total: Projection 2**

Housing Additions	Total			Single Detached House			Apartment Five + Storeys			Other Dwellings		
	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented
1991-98	1 042 316	752 972	289 344	650 881	616 518	34 263	258 340	49 290	209 049	133 096	87 064	46 032
1996-01	891 020	661 966	229 055	568 063	542 478	25 587	213 801	44 611	169 190	109 156	74 878	34 278
2001-06	819 328	434 071	151 213	499 210	475 102	18 070	217 863	44 597	173 266	102 255	68 981	33 274
2006-11	554 405	510 658	43 747	408 722	413 964	(5 142)	98 049	40 945	57 104	47 633	55 849	(8 216)

**Projection 3: Different Propensities for Immigrants by Years in Canada**

Housing Additions	Total			All Immigrants by Years in Canada			Apartment Five + Storeys			Other Dwellings		
	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented
1991-98	360 795	211 774	149 021	164 624	152 188	12 436	136 506	22 433	114 073	59 665	37 154	22 511
1996-01	302 856	234 074	68 782	186 068	177 992	8 176	70 625	20 682	49 943	46 163	35 500	10 663
2001-06	278 983	158 706	31 249	180 692	173 056	5 852	61 029	19 507	41 523	37 261	28 731	8 531
2006-11	261 672	192 623	69 049	153 625	146 724	6 901	71 546	18 627	52 919	36 501	27 272	9 229

**Non- Immigrants**

Housing Additions	Total			Single Detached House			Apartment Five + Storeys			Other Dwellings		
	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented
1991-98	677 481	512 754	164 707	458 209	436 530	21 578	143 243	26 641	116 602	76 009	49 483	26 526
1996-01	601 709	457 295	144 414	403 988	387 141	16 846	131 809	25 603	106 206	65 912	44 550	21 362
2001-06	558 427	300 552	104 956	349 468	332 453	12 694	144 060	26 267	117 793	64 899	41 944	22 955
2006-11	301 629	330 882	(29 253)	265 818	277 888	(12 070)	23 875	23 042	833	11 937	29 953	(18 016)

**Total: Projection 3**

Housing Additions	Total			Single Detached House			Apartment Five + Storeys			Other Dwellings		
	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented
1991-98	1 038 256	724 528	313 727	622 833	588 818	34 014	279 749	49 074	230 675	135 674	86 636	49 038
1996-01	904 565	691 369	213 196	590 056	565 033	25 022	202 434	46 285	156 149	112 075	80 050	32 025
2001-06	837 410	459 258	136 205	530 160	505 509	18 546	205 089	45 773	159 316	102 161	70 675	31 486
2006-11	563 301	523 505	39 796	419 443	424 612	(5 169)	95 420	41 668	53 752	48 438	57 224	(8 786)

**Projection 4: Different Propensities for Immigrants (Asian/Non- Asian) by Years in Canada**

Housing Additions	Total			Asian Immigrants by Years in Canada			Apartment Five + Storeys			Other Dwellings		
	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented
1991-98	185 521	110 673	74 848	84 880	74 548	10 332	65 481	12 103	53 378	35 160	24 022	11 138
1996-01	172 964	140 147	32 817	101 700	104 124	(2 424)	40 264	11 488	28 776	30 999	24 535	6 464
2001-06	169 470	120 081	23 481	104 511	100 747	3 171	37 669	11 639	26 030	27 290	21 642	5 648
2006-11	166 927	126 043	40 884	96 093	92 418	3 675	43 211	11 933	31 278	27 623	21 692	5 931

**Non- Asian Immigrants by Years in Canada**

Housing Additions	Total			Single Detached House			Apartment Five + Storeys			Other Dwellings		
	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented
1991-98	165 434	92 172	73 261	72 149	66 691	5 458	68 403	10 636	57 767	24 881	14 846	10 035
1996-01	117 019	94 714	22 305	74 414	72 293	2 121	27 361	9 442	17 919	15 243	12 978	2 265
2001-06	92 603	40 935	(551)	62 975	61 369	574	19 483	7 747	11 736	10 145	9 032	1 113
2006-11	79 952	56 828	23 123	44 881	43 178	1 703	25 652	6 403	19 248	9 419	7 247	2 172

**Total: Projection 4**

Housing Additions	Total			Single Detached House			Apartment Five + Storeys			Other Dwellings		
	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented	Total	Owned	Rented
1991-98	1 028 415	715 599	312 816	615 238	577 889	37 369	277 127	49 380	227 748	136 050	88 350	47 699
1996-01	891 691	692 155	199 538	580 102	563 558	16 543	199 435	48 534	152 902	112 154	82 063	30 092
2001-06	820 500	481 588	127 886	518 964	494 589	16 440	201 212	45 653	155 559	102 334	72 818	29 716
2006-11	548 507	513 753	34 754	406 791	413 483	(6 692)	92 737	41 378	51 359	48 979	58 892	(9 913)

Source: Lapointe Consulting

## **12.0 SUMMARY AND CONCLUSIONS**

In the following sections, the findings of the focus groups, the literature review and the data analysis are summarized regarding immigrants' characteristics, headship rates and behaviour with respect to housing tenure and dwelling type choices. Results of the multivariate statistical analysis used to identify the extent to which various underlying factors explain differences in tenure choices among immigrants and non-immigrants, are also discussed.

Tenure choices have several dimensions to them. The first is that housing is an important element of the process of integration into the receiving society and, as such, is related to other aspects of adjustment such as language, employment, education and finally, acculturation. Secondly, housing choices are related to other socio-economic factors such as household type, household size, income and wealth, which help to determine household needs and constraints. The final element is the effect of cultural norms and values concerning homeownership, which are often transported from the country of origin.

### **12.1 Summary of Findings**

#### **12.1.1 Immigrants' Characteristics**

- This study has highlighted many differences among immigrants related to the period of immigration, the country from which they immigrated, political and economic circumstances at home, and their own standing in their country of origin.
- Immigration policies and political and economic events abroad have significant impact on the nature of immigration into Canada and hence, on housing demand.
- There has been a marked shift away from traditional immigrant countries in Europe to Asia, Central America, Africa and the Caribbean and Bermuda. In particular, there has been an increase in the proportion of immigrants who come from different parts of Asia, especially among immigrants entering Canada under the various business classes. The proportion of immigrants from Asia increased between 1986 and 1991, especially those from the Rest of Asia – reflecting the increase in immigration from Hong Kong.
- Generally, immigrants are older than non-immigrants; however, this is due to the fact that unlike non-immigrants, immigrants are not replenished, since their children are not considered to be immigrants. Recent immigrants have an age profile similar to non-immigrants.

- Households headed by immigrants tend to be larger than those headed by non-immigrants, and they are largest among households headed by immigrants from Asia, especially South East Asia.
- The extended family was noted by focus group participants in all three urban centres as being important to immigrants from a variety of different cultures, especially for the first generation. It was seen to decline in the second generation.
- Some immigrant groups have a higher proportion of single persons and single parent families. Such household characteristics affect income distributions and ownership propensities.
- Nationally, median household incomes are generally higher for households maintained by immigrants than by non-immigrants; however, this is mainly due to the concentration of immigrants in the three CMA's, where incomes are generally higher than in the rest of Canada. In Montreal and Toronto, household incomes of immigrants are lower than those of non-immigrants; however, in Vancouver, they are almost identical.
- However, the longer immigrants are in Canada, the higher their household income. For most immigrant groups, after 10 to 15 years, their household incomes match those of non-immigrants and after that start to exceed them. For other groups, the transition takes longer.
- Recent immigrant households have considerably lower incomes than those of all immigrants households.

### **12.1.2 Household Headship Rates**

#### **Immigrants Have Lower Headship Rates Than Non-immigrants**

- The findings from the 1991 census data confirmed the patterns observed using 1986 census data (Clayton, 1994), i.e., that immigrants generally have lower headship rates than non-immigrants and that the longer immigrants live in Canada, the more their headship rates approximate those of non-immigrants. These lower headship rates reflect generally larger household sizes of immigrants.

#### **Immigrants Have Higher Family Headship Rates Among Older Immigrants and Lower Non-family Rates**

- However, where the household head is aged 40 to 64 years, immigrants have higher family headship rates than non-immigrants, i.e., they are more likely to be heads of families than non-immigrants. Conversely, immigrants have lower non-

family headship rates than non-immigrants reflecting their tendency to double up or live as part of an extended family.

- Immigrant headship rates are generally higher in Montreal than in Toronto and Vancouver, perhaps reflecting differences in housing affordability.

### **Headship Rates Decline for Some Immigrants Between 1986 and 1991**

- A comparison of 1986 and 1991 headship rates shows that the same general patterns prevail in both Census years, i.e., headship rates for different age groups are similar and show a tendency to increase with years of stay in Canada. However, in a number of cases, it was found that headship rates for immigrants had declined between 1986 and 1991. This observation was more the case for immigrants who had been in Canada longer rather than for recent immigrants – perhaps reflecting the escalation in housing costs and decreased employment opportunities between 1986 and 1991.

### **Higher Headship Rates for Recent Immigrants**

- Headship rates for recent immigrants in Canada (and in the three CMA's) are higher for many age groups in 1991 compared to 1986 – perhaps reflecting differences in affluence among recent immigrants.
- There are major differences in headship rates depending upon the Place of Birth for households. Immigrants from Europe, Africa, Central and South America and from the Caribbean and Bermuda generally have higher headship rates, and those from Asia have lower headship rates.

### **12.1.3 Tenure Patterns**

#### **Tenure Patterns Reflect Characteristics of Immigrants and Housing Market**

- Tenure patterns result from a complex interplay of a number of factors including characteristics of immigrants themselves (period of immigration, household type, income and place of birth) and of the housing in the area in which they settle (e.g., tenure proportions in the broader community, stock in immigrant reception areas, housing market conditions at the time of immigration).

#### **Strong Preferences for Ownership Among Most Immigrant Groups**

- The analysis of the focus groups, the literature review and census data revealed a strong preference for ownership among immigrants from most ethnic/cultural backgrounds. For Canada as a whole and in each of Montreal, Toronto and Vancouver, immigrants have a higher propensity to own than non-immigrants

although to some extent this is due to the older age profile of immigrants compared to non-immigrants.

- For Canada as a whole, when age of head is controlled, immigrant households headed by younger adults (25–34) have lower ownership propensities than non-immigrant households, while immigrants in the 35–44 year age group have marginally lower propensities than non-immigrants. Among middle aged and older households, immigrant ownership rates exceed those of non-immigrants.
- Among family households, a different pattern of ownership emerges than for all households. Overall at a national level, immigrant and non-immigrant households have similar ownership propensities, i.e. about three quarters are owners. However, among adult immigrants in the prime home buying age – 25 to 34 and 35 to 44 years – the ownership level of immigrants is lower than that of non-immigrants. In all other age groups, ownership rates are virtually identical at the national level. Across all age groups, immigrant family ownership propensities increase with length of time in Canada, and over time exceed the ownership rates of households headed by non-immigrants.
- In all three metropolitan areas, households with immigrant maintainers have higher ownership rates than those with non-immigrant maintainers; however, this pattern varies by age of household maintainer. In Toronto, ownership propensities of immigrants are higher than those of non-immigrants in middle aged and older age groups, whereas in Vancouver, immigrant ownership propensities are higher than non-immigrants for households headed by all age groups up to 65+ years. Montreal has the lowest ownership propensities of all three CMA's among both immigrant and non-immigrant households.

### **The Longer Immigrants Live in Canada, the Higher Their Ownership Rates**

- The longer immigrants live in Canada, the higher their ownership rates. For most age groups, immigrant ownership propensities match those of non-immigrants within 10 to 15 years in Canada. Subsequently, the home ownership rates of immigrants exceed those of non-immigrants. The analysis of the 1991 Census confirmed the findings based on the 1986 Census (Clayton, 1994).

- Based on the literature review and the focus groups, it was learned that the preference for ownership among immigrant households is rooted in a number of factors such as:
  - many immigrant groups come from rural settings where ownership is the norm even if the home was very modest and primitive;
  - ownership is seen as an investment and as a form of security;
  - owning a home is seen as a way of having their contribution to society recognized, i.e., by giving them status;
  - purchasing a home indicates a commitment to their new country;
  - owning is viewed as a way of establishing control over one's life.

### **Between 1986 and 1991 Ownership Rates of Recent Immigrants Remain Unchanged on a Canada-wide Basis but Major Changes Occur in Vancouver**

- The ownership propensity of recent immigrants remained at the same level in 1991 as in 1986 – 31% – well below that of all immigrants. Ownership propensities of households headed by recent immigrants in younger age groups (15–44 years) declined slightly. For recent immigrant households headed by maintainers in the 45–54 year age bracket, ownership rates remained almost the same between 1991 and 1986, while for older household maintainers (55–64 and 65+ years), ownership propensities increased substantially.
- However, at the CMA level, important changes have taken place between the two census years. In particular, in Vancouver ownership propensities of recent immigrants increased from 38% in 1986 to 51% in 1991 – reflecting the impact of the wave of immigrants in the investor and entrepreneurial group from Hong Kong. (This increase in the ownership rates of recent immigrants occurred in all age groups but was especially noticeable among households headed by an immigrant 45 years and over.)

### **Major Differences in Tenure Preferences Depending Upon Place of Birth**

- There are major differences in ownership propensities by place of birth. Europeans and Asians have the highest ownership propensities – both are higher than non-immigrants. However, immigrants from the Rest of Asia have higher ownership rates than Europeans when period of immigration is controlled. Households headed by immigrants from South East Asia and Africa have similar ownership propensities –lower than those of non-immigrant households.
- The lowest ownership rates are among households headed by immigrants from Central and South America and the Caribbean and Bermuda. The low ownership propensities for these groups are partially due to household composition – higher proportions of single parent and single person households.

- The literature review revealed that irrespective of income and period of immigration, some groups have a predilection towards home ownership and that this is a value in and of itself, sometimes more important than educational and occupational achievement. Italians, Portuguese and some Asian groups were noted as having a strong propensity to own. From our discussion groups and the review of the literature, it was surmised that the larger household sizes and extended families often found in immigrant households (and hence, the increased number of potential income earners) combined with their willingness to rent out part of their home, helps to account for immigrants' higher ownership rates after they have lived in Canada for some time compared to those of non-immigrants.

### **Immigrants' Tenure Choices Reflect Resources**

- Immigrants' tenure patterns reflect their household resources in terms of income, capital, knowledge about the housing market, access to a support network and so on. Resources refer not only to income and financial situation, but also to language skills, the existence of a support network such as family and friends and the availability of community resources. Immigrants' resources reflect the political and economic state of the country they have left as well as their own standing in that country and the circumstances of their leaving.
- As reported in the literature and in the focus groups, the existence of a strong support network among ethnic groups including separate institutions can facilitate the adjustment process – such support is usually related to the size and length of time an immigrant group has been in a particular geographic area.
- Based on the focus group discussions and the literature, decisions made by immigrants regarding housing tenure and type of dwelling are part of the process by which immigrants become integrated into society. Recent immigrants are more likely to rent in their early years when they are becoming acquainted with their new society, often learning a new language, upgrading their skills/training and re-establishing their employment and/or careers.
- As immigrants economic fortunes improve, they are more likely to be able to set aside the money required for a downpayment and to carry mortgage costs associated with homeownership.

### **Recent Immigrants Limited in Their Rental Selections**

- Based on the literature and the findings of the focus groups discussions, the housing selection of recent immigrants is constrained not only by their resources but also by the characteristics of the available housing stock. For example, many immigrants end up in crowded conditions because they cannot find suitable affordable accommodation for their larger household sizes. Immigrants often end

up living in rental housing that is in very poor condition. Often they may move into buildings or areas where people from their background live so they can get companionship and assistance.

- Focus group participants noted that landlords' hesitation about renting to families with children, especially larger families, or to individuals from different cultural or racial backgrounds also constrains immigrants in their housing selection.

### **Role of Income Somewhat Complex**

- Although income appears to be a generally good predictor of home ownership (see discussion below on multivariate analysis), the role of income is somewhat complex. For example, some recent immigrants – particularly Asian immigrants in Vancouver – had high ownership rates despite their reported lower incomes. On the other hand, among some groups with low ownership propensities, incomes are higher than in other groups with higher ownership rates.
- The lower income of recent immigrants in Vancouver from the Rest of Asia who are owners may be due to a number of factors – recent immigrants are still working and earning income in Hong Kong, their income is generated elsewhere, or they came to Canada with a good deal of wealth. In any event, many of them are moving right away into the ownership market, despite their apparent low income.
- It may be that capital accumulation, not just income, (although income and capital accumulation are related) as well as cultural values regarding home ownership and/or renting are important factors behind ownership rates of immigrants. Immigrants in the investor/entrepreneurial category often have sufficient capital to purchase a dwelling immediately upon arrival in Canada. Other immigrants are able to accumulate capital as their length of residence in their adopted country increases.

### **12.1.4 Dwelling Type Preferences**

#### **Immigrants Less Likely to Live in Single Detached Dwellings**

- Generally households headed by immigrants are less likely to live in single detached dwellings and more likely to live in apartments and other multiples than households headed by non-immigrants. This pattern is observed among both owners and renters.
- Compared to single detached dwellings, apartments and other multiples offer a more affordable form of home ownership for immigrants.



- In some urban centres the differences are not that great. To some extent dwelling type preferences reflect either the stock available in immigrant reception areas (more semis, plexes, low rise apartments) or the kinds of housing and tenure that immigrants can afford. For example, semi detached dwellings are generally less expensive than single detached dwellings.
- Flexibility of house form is also a factor. For example, duplexes can be easily divided to generate rental income or to accommodate an extended family.

### **Recent Immigrants Generally Less Likely to Live in Single Detached Dwellings Except in Vancouver**

- The lowest single detached dwelling rates are among recent immigrants (25% for recent immigrant households compared to 53% for all immigrant households). The lowest proportion of recent immigrant households living in single detached dwellings is in Montreal followed by Toronto. In Vancouver, a much higher proportion live in single detached dwellings.
- In Canada as a whole, the proportion of recent immigrants living in single detached dwellings is generally at the same level as in 1986 (actually one percentage point lower). However, in Montreal, propensities are slightly higher in 1991 than 1986 (perhaps reflecting the decline in house prices in that city), ownership propensities are lower in Toronto (probably reflecting the decreasing affordability of housing in the late 1980's, while in Vancouver, despite the rising costs of homeownership, ownership rates are substantially higher for recent immigrants in 1991 compared to 1986.

### **Ground-Oriented Housing Generally Preferred**

- Just as homeownership is a prominent goal for most immigrants, the single family dwelling was also seen by focus group participants to be the preferred house form. The only exception to this was from Latin Americans who indicated a preference for higher density housing forms.
- European immigrant households have single detached dwelling propensities which are similar to those of non-immigrant households.
- The propensity of households headed by immigrants to live in single detached dwellings increases with the length of time in Canada, a pattern which is consistent with gradually increasing rates of ownership and the movement of many immigrant groups to suburban areas after they have lived in inner cities for some time.
- In Montreal, according to focus group participants, some groups prefer duplexes or triplexes.

- In Vancouver, where high house prices have pushed ownership beyond the grasp of most immigrants (as well as most Vancouverites), participants thought that affordable ground-oriented dwellings (e.g., townhouses) would be an acceptable alternative.

### **In Vancouver, Strong Demand for Condominiums Among Rest of Asia Immigrants**

- In Vancouver, based on 1991 census data, recent family immigrants prefer to live in single detached dwellings while a high proportion of non-family households who are recent immigrants live in condominium apartments.
- The data on dwelling type preferences of recent immigrants to Vancouver differ from what was reported in the Vancouver focus group. There it was stated by those involved in the real estate market that over half of Hong Kong immigrants who want to purchase their own place, preferred living in condominiums and less than half preferred a house with a garden. It was reported that Hong Kong immigrants who initially move into single detached dwellings, often move back to condominiums because the latter require less upkeep.

### **12.1.5 Other Housing Features**

#### **Importance of Larger Household Size Among Immigrant Households**

- It was generally felt by focus group participants that there was a need for more flexibility in designing, planning and regulating housing to take into account diverse families, including the extended family. In Montreal, there is the potential to accommodate the extended family through conversions of duplexes or triplexes into single family homes.
- In all three centres, focus group participants stated that the lack of suitable housing for larger families, especially in the rental market, means that many immigrants live in crowded housing conditions.
- Focus group participants noted that larger dwellings were needed by many immigrant households due to their generally larger family sizes and the frequent occurrence of extended families.
- Outdoor living spaces were noted as being important to many immigrants from tropical countries, whether these are balconies for apartments or outdoor living areas for ground-oriented houses.
- For many immigrant groups, basements are particularly important. In Toronto, basements were said to function as the real living rooms where family gatherings

took place (for Caribbeans and Portuguese immigrants). In Montreal, basements were reported to provide some immigrant groups with a place from which to operate a home business or to do contract work, e.g., sewing.

- In Montreal, improved soundproofing was mentioned as being particularly important for multi-unit structure, partially, but not exclusively, because of children and potential noise transmission.

### **Interest in Co-operatives and Alternative Financing Arrangements**

- Some groups were seen as being particularly suited to living in co-operatives as they had experience with them in their own country, e.g., Latin Americans.
- Building co-operatives and equity co-operatives were suggested as being other avenues which should be examined to give immigrants access to ownership. Others talked about rent-to-own financing to make ownership more accessible to immigrants.

#### **12.1.6 Non-Permanent Residents**

##### **Non-Permanent Residents Have Lower Headship Rates Than Immigrants**

- With the exception of younger age groups, non-permanent residents have lower headship rates than immigrants and non-immigrants. However, compared to recent immigrants, non-permanent residents have higher headship rates for both younger and older residents.
- Compared to immigrants and non-immigrants, non-permanent residents are less likely to establish a family household and more likely to establish a non-family household, reflecting the higher proportion of single males among refugees and single persons among students.

##### **Non-Permanent Resident Households More Likely to be Non-Family Households Than Immigrant and Non-Immigrant Households**

- Consistent with the lower family headship rates and higher non-family headship rates of non-permanent residents, non-permanent resident households are more likely to be non-family households than immigrant or non-immigrant households.

## **Non-Permanent Residents More Likely to Rent and Live in Apartments Than Immigrants**

- Compared to immigrants and non-immigrants, ownership rates of non-permanent residents are substantially lower.
- Households headed by non-permanent residents are much more likely to live in apartments than immigrant and non-immigrant households.
- These findings are consistent with the previously described relatively high proportions of non-permanent resident non-family households and low proportions of non-permanent resident family households – since non-family households are more likely to be renters than family households.

### **12.1.7 Multivariate Analysis**

A summary of the results of the multivariate analysis of tenure choice is presented below. Five explanatory variables were included in the analysis: age of household head, household income, household type, place of birth of household head and period of immigration. The objective was to determine the impact of each explanatory variable on tenure choices holding all other variables constant. Many of the results confirmed the findings of the more descriptive analysis provided in the text.

#### **Age of household head**

- The odds of home ownership generally increase with age of household head but at a decreasing rate. (There are substantial differences in the odds of homeownership by age of household head between Montreal and Vancouver. These differences may be accounted for by the different housing markets in each metropolitan area and the preferences of recent immigrants.)

#### **Household Income**

- The odds of home ownership increase with household income at an increasing rate from lowest to highest income categories. This is especially evident for Toronto.

#### **Household Type**

- Husband and wife families with children and multiple-family households have the highest odds of home ownership. Even controlling for income differences, lone parent families do not have a high probability of home ownership.

## **Born in Europe or the Rest of Asia**

- For both Canada and the three metropolitan areas, heads of households born in Europe have higher odds of ownership than the Canadian born. The higher odds in Toronto and Montreal likely result from the larger number of Southern European immigrants in these two areas and their known propensity for home ownership.
- Immigrants from the Rest of Asia (particularly from Hong Kong) are especially likely to own in Vancouver. There, the odds of home ownership for this group are 2.06 times that of the Canadian born compared to ratios of 1.07 for Toronto and .75 for Montreal. This confirms the strong desire of immigrants from Hong Kong and other areas of Asia (excluding South East Asia) to attain home ownership whether for investment purposes or as a desirable goal in itself.
- Household heads from areas other than Europe and the Rest of Asia have considerably lower probabilities of home ownership than the Canadian born. In part this relates to the relatively short time that many of these immigrants have been in Canada. However, even when controlling for period of immigration, home ownership rates for households from South and Central America, the Caribbean and Bermuda, South East Asia and Africa are still low compared to the European born. These findings raise the further question of why these ownership rates should be so low after controlling for obvious factors such as income, period of immigration and household type. Hypothesized factors include cultural differences that are reflected in attitudes toward home ownership, the desire of families from some of these groups to eventually return to their home countries, and the impact of potential discriminatory practices that limit the access of visible minorities to home ownership.

## **Length of Time in Canada**

- For Canada as a whole and Toronto and Montreal, the odds of home ownership increase with the length of time that immigrants have been in Canada. Not surprisingly, the rate of increase in home ownership is highest for those who immigrated in the previous five to ten years.

- In all areas, the ownership rates of immigrant households ultimately exceed those of the Canadian born, but the time frame differs between Canada and the metropolitan areas. The odds of immigrant households achieving home ownership compared to the Canadian born are highest in Montreal (2.1) and Toronto (1.94) for immigrants who came to Canada prior to 1966.
- For Canada as a whole, immigrant heads of households equal the ownership rates of the Canadian born in twenty to twenty-five years (when all other factors are held constant). In Toronto, the ownership rates for immigrant households approximate those of the Canadian born after fifteen to twenty years, and in Montreal the time frame for immigrants to achieve parity in home ownership with non-immigrants is ten to fifteen years.
- The results for Vancouver differ dramatically from Canada as a whole and Toronto and Montreal. For Vancouver, immigrants arriving in 1986–1991 had slightly higher odds of home ownership in 1991 than the Canadian born.

#### **12.1.8 Implications of Differences in Headship, Tenure and Housing Propensities For Potential Housing Demand Projection Model**

- Based on the research in this study, there is no strong evidence for changing the Potential Housing Demand Projection Model. Using more detailed methodologies in which differences in headship, tenure and dwelling type propensities were utilized for immigrants and non-immigrants did not result in major differences to overall housing demand over the long term.
- The testing of the differences, did, show that initially ownership demand might be lowered if more differentiated propensities were used, but that over time, demand shifted from rental to ownership housing.

## 12.2 Conclusions

- (i) This study has confirmed many of the findings based on the 1986 Census data. For example, immigrant headship rates are lower than those of non-immigrants reflecting the generally larger household size of immigrants; however, over time headship rates become closer to those of non-immigrants. A similar pattern is observed for tenure – while ownership rates are initially lower than those of non-immigrants, after 10 to 15 years, ownership rates of most immigrant groups equal those of non-immigrants. For most immigrant groups, once they have been in Canada more than 15 years, their ownership rates begin to exceed those of non-immigrants, increasing with each additional period of residence here.
- (ii) When immigrants first come to Canada, the majority of them rent. This reflects their lower income when they first immigrate and the need to adapt to their new country – finding a place to live, improving their language skills, obtaining employment and/or training.
- (iii) Owning a dwelling is very important to most immigrant groups and this is true not just of "older" waves of immigrants, but also of many new immigrant groups. For example, immigrants from the Rest of Asia have ownership rates that are equal to those of immigrants from Europe when period of immigration is controlled. Many groups will use a variety of strategies to purchase a home including sharing with relatives or friends, renting out a part of their home and devoting a larger portion of their income to housing.
- (iv) There is a wide variation in ownership rates depending upon the place of birth of the immigrant group, with the highest rates being for immigrants from Europe and the Rest of Asia. Differences in ownership rates reflect different values, differences in household composition and differences in income and wealth.
- (v) Based on the multivariate analysis, five factors are strongly related to owning a dwelling: age of household head, household income, household type, the head being of European or Rest of Asian origin, and period of immigration.
- (vi) Immigrants are receptive to owning a wider variety of dwelling forms than just the single detached dwelling. To some extent this interest reflects the availability of choices in immigrant reception areas (duplexes, semi-detached); on the other hand, immigrants also are interested in greater flexibility in house form for financial and social reasons.

- (vii) Some more affluent groups of immigrants are able to jump into ownership right away. For other immigrant groups, the process of accumulating the necessary capital for a downpayment takes more time. In Vancouver, the process of moving quickly into the ownership market is aided by the presence of established institutions which cater to Chinese immigrants.
- (viii) Non-permanent residents generally have lower headship rates than other immigrants and their ownership rates are lower than other immigrants. Most non-permanent residents rent apartments, although a surprisingly large proportion of younger non-permanent residents own their own dwelling. Non-permanent residents have headship, tenure and dwelling type preferences that tend to be more similar to those of recent immigrants than to other immigrants.
- (ix) The current Potential Housing Demand Model methodology seems to be sufficiently sensitive to immigrant household headship rates, ownership rates and dwelling type propensities at a Canada-wide level and does not appear to require further refinement using more detailed propensities reflecting differences in immigrant status, place of birth or period of immigration. It may be worthwhile to explore this issue further to see whether refinements to the model would make a difference in specific metropolitan markets where "waves" of immigrants reflecting outside political or economic events may result in unusual tenure patterns.



## BIBLIOGRAPHY

- Alba, R.D. (1988). Interpreting the Parameters of Log-Linear Models. In J.S. Long (Ed.), Common Problems/Proper Solutions: Avoiding Error in Quantitative Research (Chapter 10). Newbury Park, Ca.: Sage Publications.
- Badets, J. (1993). Canada's Immigrants: Recent Trends. Canadian Social Trends, Summer, 8-11.
- Balakrishnan, T.R. and Z. Wu (1992). Home Ownership Patterns and Ethnicity in Selected Canadian Cities. Canadian Journal of Sociology, 17, 389-403.
- Beaujot, R. (1991). Immigration and the Population of Canada. In Population Change in Canada: The Challenges of Policy Adaptation (Chapter 4, pp 102-151). Toronto: McClelland & Stewart.
- Bernèche, F. (1990). Problématique de l'habitation pour les ménages formant la nouvelle immigration à Montréal: Éléments d'information et d'intervention. Montréal: Le service de l'habitation et du développement urbain.
- Biterman, D. (1993). Immigrant Housing Careers. Stockholm: The Swedish Council for Building Research.
- Bourassa, S.C. (1994). Immigration and Housing Tenure Choice in Australia. Journal of Housing Research, 5, 117-137.
- Boyd, M. (1994). Canada's Refugee Flows: Gender Inequality. Canadian Social Trends, Spring, 7-10.
- Chisvin/Helfand and Associates (1992). Refugee Housing Study, City of Toronto Housing Department: Toronto.
- Clayton Research Associates Limited (1994). Immigrant Housing Choices, 1986. Ottawa: Canada Mortgage and Housing Corporation.
- Citizenship and Immigration Canada (1994a). A Broader Vision: Immigrations and Citizenship Plan 1995-2000: Hull.
- Citizenship and Immigration Canada (1994b). Facts and Figures: Overview of Immigration, Strategic Research and Policy, Analysis and Information Branch, Policy Sector: Hull

Citizenship and Immigration Canada (1994b). Into the 21st Century: A Strategy for Immigration and Citizenship: Hull

Frideres, J.S. (1992). Changing Dimensions of Ethnicity in Canada, Chapter 2 in V. Satzewich (ed.). Deconstructing a Nation: Immigration and Racism in 90sCanada. Halifax: Fernwood Publishing and Saskatoon: Social Research Unit, Department of Sociology, University of Saskatchewan, 47–67.

Henry, F., C. Tator, W. Mattis and T. Rees. (1995). The Colour of Democracy: Racism in Canadian Society. Toronto: Harcourt Brace Canada.

Hiebert, D. (1994). Canadian Immigration: Policy, Politics, Geography. The Canadian Geographer, 38, 254–258.

Kemeny, J. (1985). Immigrant Housing Conditions in Urban Sweden. Bulletin M85:20. Gävle: The National Swedish Institute for Building Research.

Kemeny, J. (1987). Immigrant Housing Conditions in Sweden. Research Report SB:5. Gävle: The National Swedish Institute for Building Research.

McKie, C. (1994). Temporary Residents of Canada. Canadian Social Trends, Spring, 12–15.

Mongeau, J. and A.-M. Séguin (1993). Les profils résidentiels des ménages immigrés dans la région montréalaise selon le recensement de 1986. Montréal: INRS–Urbanisation.

Nash, A. (1994). Some Recent Developments in Canadian Immigration Policy. The Canadian Geographer, 38, 258–261.

Opoku–Dapaah, E. (1994). Somali Refugees in Toronto: A Profile. Ottawa: Department of Citizenship and Immigration. Chapter 7, “Residential Characteristics of Somali Refugees.”

Ray, B. (1994). Immigrant Settlement and Housing in Metropolitan Toronto. The Canadian Geographer, 38, 262–265.

Ray, B. (1992). Immigrants in a “Multicultural” Toronto: Exploring the Contested Social and Housing Geographies of Post–War Italian and Caribbean Immigrants. Unpublished PhD Dissertation, Queen’s University. Chapter VIII, “Housing Among Italian and Caribbean Immigrants: Metropolitan Level Conditions and Home Ownership Trends.”

Ray, B. and E. Moore. (1991). Access to Homeownership Among Immigrant Groups in Canada. Canadian Review of Sociology and Anthropology, 28, 1–27.

- Richmond, A.H. (1992). Immigration and Structural Change: The Canadian Experience, 1971–1986. International Migration Review, 4, 1200–1221.
- Sarre, P., D. Phillips and R. Skellington. (1989). Ethnic Minority Housing: Explanations and Policies. Aldershot, England: Avebury. Especially pp.166–171.
- United Way Research Services. (1993). Environmental Scan of the Lower Mainland: A Compilation of Socio–Demographic Facts and Trends, Burnaby
- White, P. M. (1990). Ethnic Diversity in Canada. Ottawa: Statistics Canada.
- White, P. M. and J. T. Samuel. (1991). Immigration and Ethnic Diversity in Urban Canada. International Journal of Canadian Studies, 3, 69–85.
- Wilson, A.M. (1992). Housing Needs and General Well–Being of Immigrants and Refugees in Calgary. Ottawa: Canada Mortgage and Housing Corporation.
- Wong, L.L. and N.S. Netting. (1992). Business Immigration to Canada: Social Impact and Racism, Chapter 4 in Deconstructing a Nation: Immigration and Racism in '90s Canada, op.cit. pg. 93–121

**APPENDICES:**

- APPENDIX A: Countries Included in Places of Birth
- APPENDIX B: Focus Group Participants
- APPENDIX C: Immigrant Characteristics, 1993
- APPENDIX D: Detailed Tables

**APPENDIX A**

**Countries Included in Places of Birth**

## Comparison of Places of Birth Available in 1991, 1986 and 1981

### 1991 Classification

### 1986 Classification

### 1981 Classification

#### Born in Canada

Newfoundland  
 Prince Edward Island  
 Nova Scotia  
 New Brunswick  
 Quebec  
 Ontario  
 Manitoba  
 Saskatchewan  
 Alberta  
 British Columbia  
 Yukon  
 Northwest Territories

Newfoundland  
 Prince Edward Island  
 Nova Scotia  
 New Brunswick  
 Quebec  
 Ontario  
 Manitoba  
 Saskatchewan  
 Alberta  
 British Columbia  
 Yukon  
 Northwest Territories

Newfoundland  
 Prince Edward Island  
 Nova Scotia  
 New Brunswick  
 Quebec  
 Ontario  
 Manitoba  
 Saskatchewan  
 Alberta  
 British Columbia  
 Yukon  
 Northwest Territories

#### Born Outside Canada

##### North America

Greenland  
 St. Pierre and Miquelon  
 United States of America

Greenland  
 St. Pierre and Miquelon  
 United States of America

Denmark  
 St. Pierre and Miquelon  
 United States of America

##### Central America

Belize  
 Costa Rica  
 El Salvador  
 Guatemala  
 Honduras  
 Mexico  
 Nicaragua  
 Panama

Belize  
 Costa Rica  
 El Salvador  
 Guatemala  
 Honduras  
 Mexico  
 Nicaragua  
 Panama

Belize  
 Costa Rica  
 El Salvador  
 Guatemala  
 Honduras  
 Mexico  
 Nicaragua  
 Panama, Panama (Canal Zone)

##### Caribbean and Bermuda

Anguilla  
 Antigua  
 Aruba  
 Bahamas  
 Barbados  
 Bermuda  
 Cayman Islands  
 Cuba  
 Dominica  
 Dominican Republic  
 Grenada  
 Guadeloupe  
 Haiti  
 Jamaica  
 Martinique

Anguilla  
 Antigua  
 Netherlands Antilles  
 Bahamas  
 Barbados  
 Bermuda  
 Cayman Islands  
 Cuba  
 Dominica  
 Dominican Republic  
 Grenada  
 Guadeloupe  
 Haiti  
 Jamaica  
 Martinique

Anguilla  
 Antigua  
 Netherlands Antilles  
 Bahamas  
 Barbados  
 Bermuda  
 Cayman Islands  
 Cuba  
 Dominica  
 Dominican Republic  
 Grenada  
 Guadeloupe  
 Haiti  
 Jamaica  
 Martinique

Source:

Statistics Canada, 1991 Census Dictionary, Catalogue 92-301E, 1992

**Comparison of Places of Birth Available in 1991, 1986 and 1981 - Continued**

<b>1991 Classification</b>	<b>1986 Classification</b>	<b>1981 Classification</b>
Montserrat	Montserrat	Montserrat
Netherlands Antilles	Netherlands Antilles	Netherlands Antilles
Puerto Rico	Puerto Rico	Puerto Rico
St. Christopher and Nevis	St. Christopher and Nevis	St. Kitts, Nevis
St. Lucia	St. Lucia	St. Lucia
St. Vincent and the Grenadines	St. Vincent and the Grenadines	St. Vincent
Trinidad and Tobago	Trinidad and Tobago	Trinidad and Tobago
Turks and Caicos Islands	Turks and Caicos Islands	Turks and Caicos Islands
Virgin Islands (British)	Virgin Islands (British)	Virgin Islands (British)
Virgin Islands (U.S.A.)	Virgin Islands (U.S.A.)	Virgin Islands (U.S.A.)

**South America**

Argentina	Argentina	Argentina
Bolivia	Bolivia	Bolivia
Brazil	Brazil	Brazil
Chile	Chile	Chile
Colombia	Colombia	Colombia
Ecuador	Ecuador	Ecuador
Falkland Islands	Falkland Islands	Falkland Islands
French Guiana	French Guiana	French Guiana
Guyana	Guyana	Guyana
Paraguay	Paraguay	Paraguay
Peru	Peru	Peru
Suriname	Suriname	Surinam
Uruguay	Uruguay	Uruguay
Venezuela	Venezuela	Venezuela

**Europe**

**Western Europe**

Austria	Austria	Austria
Belgium	Belgium	Belgium
France	France	France
Germany, Federated Republic of	West Germany, East Germany	West Germany, East Germany
Liechtenstein	Liechtenstein	Liechtenstein
Luxembourg	Luxembourg	Luxembourg
Monaco	Monaco	Monaco
Netherlands	Netherlands	Netherlands
Switzerland	Switzerland	Switzerland

**Eastern Europe**

Bulgaria	Bulgaria	Bulgaria
Czechoslovakia	Czechoslovakia	Czechoslovakia
Hungary	Hungary	Hungary

Source: Statistics Canada, 1991 Census Dictionary, Catalogue 92-301E, 1992

**Comparison of Places of Birth Available in 1991, 1986 and 1981 – Continued**

<b>1991 Classification</b>	<b>1986 Classification</b>	<b>1981 Classification</b>
Poland Romania Union of Soviet Socialist Republics	Poland Romania Union of Soviet Socialist Republics	Poland Romania Union of Soviet Socialist Republics
<b>Northern Europe</b>		
Republic of Ireland (Eire) United Kingdom	Republic of Ireland (Eire) United Kingdom	Eire  United Kingdom
<b>Scandinavia</b>		
Denmark Finland Iceland Norway Sweden	Denmark Finland Iceland Norway Sweden	Denmark Finland Iceland Norway Sweden
<b>Southern Europe</b>		
Albania Andorra Cyprus Gibraltar Greece Italy Malta Portugal San Marino Spain Vatican City State Yugoslavia	Albania Andorra Cyprus Gibraltar Greece Italy Malta Portugal San Marino Spain Vatican City State Yugoslavia	Albania Andorra Cyprus Gibraltar Greece Italy Malta Portugal San Marino Spain Vatican City State Yugoslavia
<b>Africa</b>		
<b>Western Africa</b>		
Benin Burkina Faso Cape Verde Islands Gambia Ghana Guinea Guinea-Bissau Ivory Coast Liberia	Benin Burkina Faso Cape Verde Islands Gambia Ghana Guinea Guinea-Bissau Ivory Coast Liberia	Benin Upper Volta Cape Verde Islands Gambia Ghana Guinea Guinea-Bissau Ivory Coast Liberia

Source: Statistics Canada, 1991 Census Dictionary, Catalogue 92-301E, 1992



**Comparison of Places of Birth Available in 1991, 1986 and 1981 - Continued**

<b>1991 Classification</b>	<b>1986 Classification</b>	<b>1981 Classification</b>
Mali	Mali	Mali
Mauritania	Mauritania	Mauritania
Niger	Niger	Niger
Nigeria	Nigeria	Nigeria
Senegal	Senegal	Senegal
Sierra Leone	Sierra Leone	Sierra Leone
St. Helena and Ascension	St. Helena and Ascension	St. Helena
Togo	Togo	Togo

**Eastern Africa**

Burundi	Burundi	Burundi
Comoros	Comoros	Comoros
Djibouti, Republic of	Djibouti, Republic of	Djibouti, Republic of
Ethiopia	Ethiopia	Ethiopia
Kenya	Kenya	Kenya
Madagascar	Madagascar	Madagascar
Malawi	Malawi	Malawi
Mauritius	Mauritius	Mauritius
Mayotte	Mayotte	Mayotte
Mozambique	Mozambique	Mozambique
Reunion	Reunion	Other, n.e.s., n.o.s.
Rwanda	Rwanda	Rwanda
Seychelles	Seychelles	Seychelles
Somali Democratic Republic	Somali Democratic Republic	Somalia
Tanzania	Tanzania	Tanzania
Uganda	Uganda	Uganda
Zambia	Zambia	Zambia
Zimbabwe	Zimbabwe	Zimbabwe (Rhodesia)

**Northern Africa**

Algeria	Algeria	Algeria
Egypt	Egypt	Egypt
Libya	Libya	Libya
Morocco	Morocco	Morocco
Sudan	Sudan	Sudan
Tunisia	Tunisia	Tunisia
Western Sahara	Western Sahara (D.S.A.R.)	Western Sahara

**Central Africa**

Angola	Angola	Angola
Cameroon	Cameroon	Cameroon
Central African Republic	Central African Republic	Central African Republic (Empire)

Source: Statistics Canada, 1991 Census Dictionary, Catalogue 92-301E, 1992

**Comparison of Places of Birth Available in 1991, 1986 and 1981 - Continued**

<b>1991 Classification</b>	<b>1986 Classification</b>	<b>1981 Classification</b>
Chad	Chad	Chad
Congo	Congo	Congo
Equatorial Guinea	Equatorial Guinea	Equatorial Guinea
Gabon	Gabon	Gabon
Sao Tome and Principe	Sao Tome and Principe	Sao Tome and Principe
Zaire	Zaire	Zaire
<b>Southern Africa</b>		
Botswana	Botswana	Botswana
Lesotho	Lesotho	Lesotho
Namibia	Namibia	Namibia
South Africa, Republic of	South Africa, Republic of	South West Africa
Swaziland	Swaziland	Swaziland
<b>Asia</b>		
<b>Western Asia</b>		
Afghanistan	Afghanistan	Afghanistan
Turkey	Turkey	Turkey
<b>Middle East</b>		
Bahrain	Bahrain	Bahrain
Iran	Iran	Iran
Iraq	Iraq	Iraq
Israel	Israel	Israel
Jordan	Jordan	Jordan
Kuwait	Kuwait	Kuwait
Lebanon	Lebanon	Lebanon
Oman	Oman	Oman
Qatar	Qatar	Qatar
Saudi Arabia	Saudi Arabia	Saudi Arabia
Syria	Syria	Syria
United Arab Emirates	United Arab Emirates	United Arab Emirates
Yemen, Republic of	People's Democratic Republic of Yemen, Yemen Arab Republic	People's Democratic Republic of Yemen, Yemen Arab Republic
<b>Eastern Asia</b>		
China, People's Democratic Republic of	China, People's Democratic Republic of	China, People's Republic of
Hong Kong	Hong Kong	Hong Kong
Japan	Japan	Japan

Source: Statistics Canada, 1991 Census Dictionary, Catalogue 92-301E, 1992

## Comparison of Places of Birth Available in 1991, 1986 and 1981 - Continued

1991 Classification	1986 Classification	1981 Classification
Korea, North Korea, South Macao	Korea, North Korea, South Macao	Korea, North Korea, South China, People's Republic of Mongolia Taiwan
Mongolia Taiwan	Mongolia Taiwan	Mongolia Taiwan
<b>South East Asia</b>		
Brunei Union of Myanmar Indonesia Kampuchea Laos Malaysia Philippines Singapore Thailand Viet Nam	Brunei Burma Indonesia Kampuchea Laos Malaysia Philippines Singapore Thailand Viet Nam	Brunei Burma Indonesia Kampuchea (Cambodia) Laos Malaysia Philippines Singapore Thailand Viet Nam
<b>Southern Asia</b>		
Bangladesh Bhutan India Maldives, Republic of Nepal Pakistan Sri Lanka	Bangladesh Bhutan India Maldives, Republic of Nepal Pakistan Sri Lanka	Bangladesh Bhutan India Maldives, Republic of Nepal Pakistan Sri Lanka
<b>Oceania</b>		
American Samoa Australia Belau, Republic of Cook Islands Fiji French Polynesia Guam (U.S.A.) Kiribati Marshall Islands Micronesia, Federated States of Nauru New Caledonia New Zealand	American Samoa Australia Belau, Republic of Cook Islands Fiji French Polynesia United States of America Kiribati Marshall Islands Micronesia, Federated States of Nauru New Caledonia New Zealand	United States of America Australia Not included New Zealand Fiji Other, n.e.s., n.o.s. United States of America Gilbert Islands Other, n.e.s., n.o.s. Not included  Nauru New Caledonia New Zealand

Source: Statistics Canada, 1991 Census Dictionary, Catalogue 92-301E, 1992

**Comparison of Places of Birth Available in 1991, 1986 and 1981 - Concluded**

<b>1991 Classification</b>	<b>1986 Classification</b>	<b>1981 Classification</b>
Papua New Guinea	Papua New Guinea	Papua New Guinea
Pitcairn Island	Pitcairn Island	Pitcairn
Solomon Islands	Solomon Islands	Solomon Islands
Tonga	Tonga	Tonga
Tuvalu	Tuvalu	Tuvalu
U.S. Pacific Trust Territories	Other	Other, n.e.s., n.o.s.
Vanuata	Vanuata	New Hebrides
Wallis and Futuna	Wallis and Futuna	Not included
Western Samoa	Western Samoa	Western Samoa
Other	Other	Other, n.e.s., n.o.s.

---

**Note:** n.e.s. = not elsewhere specified  
n.o.s. = not otherwise specified

**Source:** Statistics Canada, 1991 Census Dictionary, Catalogue 92-301E, 1992

**APPENDIX B**  
**Focus Group Participants**

## **Toronto Focus Group Participants**

**Wesley Crichlow**  
PhD Student at O.I.S.E. &  
Social Worker specializing in the care  
and treatment of Black Young  
Offenders

**Ayoola Komolafe**  
Ryerson Social Work & Scarborough  
Housing Help Centre

**Carlos Teixeira**  
Post Doctorate Student, York U.

**Adrienne Chambon**  
Professor, U. of T. Faculty of Social  
Work

**Doug Hum**  
Metro Children's Aid Society &  
Scarborough Housing Work Group

**Barbara Emanuel**  
Metro Community Services, Policy and  
Planning

**Howard Kravitz**  
Metro Toronto Housing Company Ltd.

**Irene Pereira**  
Canada Mortgage and Housing  
Corporation

**Thomas Owusu**  
Ph. D. Candidate at U. of T.

**Morris Saldov**  
Professor at St. John's University in  
Newfoundland

**Elizabeth Boehmer**  
Student, York University

**Mercedes Mompel**  
Ministry of Housing

**Simon Liston**  
City of Toronto Housing Department

**Greg Suttor**  
Metro Toronto Planning Department

**Rashid Hersi**  
Housing Worker,  
Scarborough Housing Help Centre

**Dauda Massaquoi**  
Jane Finch Community Legal Services

**David Hulchanski**  
Professor, U. of T. School of Social  
Work

## **Vancouver Focus Group Participants**

Jennifer Bradley  
Vancouver Housing Registry

Dawit Shawel  
Immigrant Services Society of B.C.

Naguib Buendia  
(manager of several housing  
co-operatives; involved with  
South American groups)

Lucia Su  
Market Analyst  
Canada Mortgage and Housing  
Corporation

Anthony Chung  
SUCCESS

Cathleen Willoughby  
Columbia Housing Advisory Association

Seervan Dowlati  
Immigrant Services Society of B.C.

Mohsen Fard  
Iranian Immigrant and Refugee  
Society of B.C.

Catalina Hernandez  
Inland Refugee Society

Shelly Johnson  
Vancouver Housing Registry

Nena Kazulin  
Immigrant Services Society of B.C.

Sadhu Madahar  
Progressive Indo-Canadian Community  
Services Society

Marion Man  
SUCCESS

Ismael Mascayano  
Chilean Housing Cooperative

Monica Tran  
Immigrant Services Society of B.C.

## Montreal Focus Group Participants

Jacques Robert  
Agent de développement au Ministère  
des Affaires Internationales de  
l'Immigration et des Communautés  
Culturelles du Québec.

Laetitia Bensimon  
Service d'Assistance aux Immigrants  
Juives.

Sabine Eid  
C.A.R.I. Saint Laurent

Valentina Barbosa  
centre Portugais de Référence et de  
Promotion Sociale (Montréal)

Eric Lemarchand  
Centre Multi-Ethnique de Notre Dame-  
de-Grâce.

Murriel Garon  
Coordinatrice de la recherche à la  
Commission des Droits des Personnes  
(C.D.P.).

Francine Bérnéche  
Agent à la recherche à la Société  
d'Habitation du Développement de  
Montréal (S.H.D.M.)

Maria Shermarke  
S.A.R.I.M.M. – Service d'aide aux  
Réfugiées et aux Immigrants de Montréal  
Metropolitain.

Pierre-Constantin Charles  
La Maisonnée, organisme d'accueil aux  
nouveaux immigrants.

Lei Yu Ying:  
l'Amitie Chinoise de Montréal

M. Rubens A. Taveira  
Centre de Référence du Grand Montréal

Ovidio Flores  
l'Accueil Saint Leonard.

Ghyslaine Grenier  
l'Accueil Saint Léonard

Louise Dubé  
Accueil Liaison

Marie-Helene Bouchard: Du Centre  
Social d'Aide aux Immigrants (C.S.A.I.)

Atia Daha  
S.A.W.C.C.

Marcie Kein  
Projet Genèse.

Isabelle Picard  
Projet Genèse

Romiana Haral  
P.R.O.M.I.S., à Cote des Neiges

Alain Landry  
l'Organisation d'Education et Information  
du Logement – Cote des Neiges,  
Montréal (L'OEUIL).

Damaris Rose  
Professeure à l'Université du Québec –  
Institut national de la recherche  
scientifique – Urbanisation.

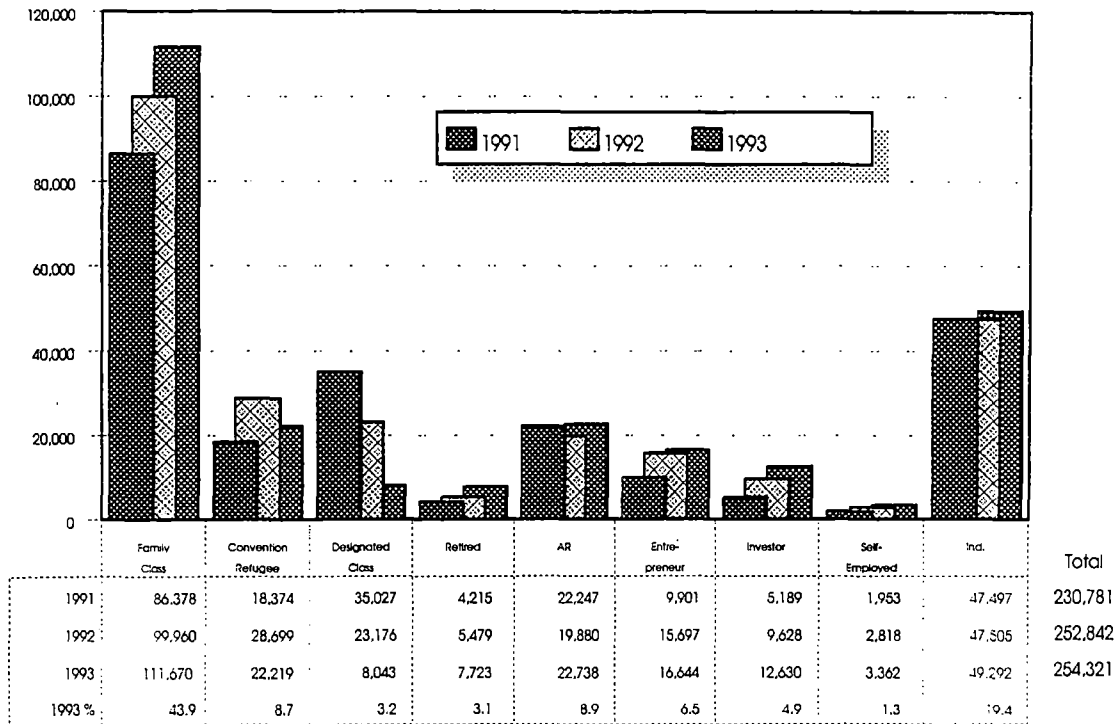


**APPENDIX C**

**Immigrant Characteristics, 1993  
Canada, Toronto, Vancouver and Montreal:**

# Immigration by Class

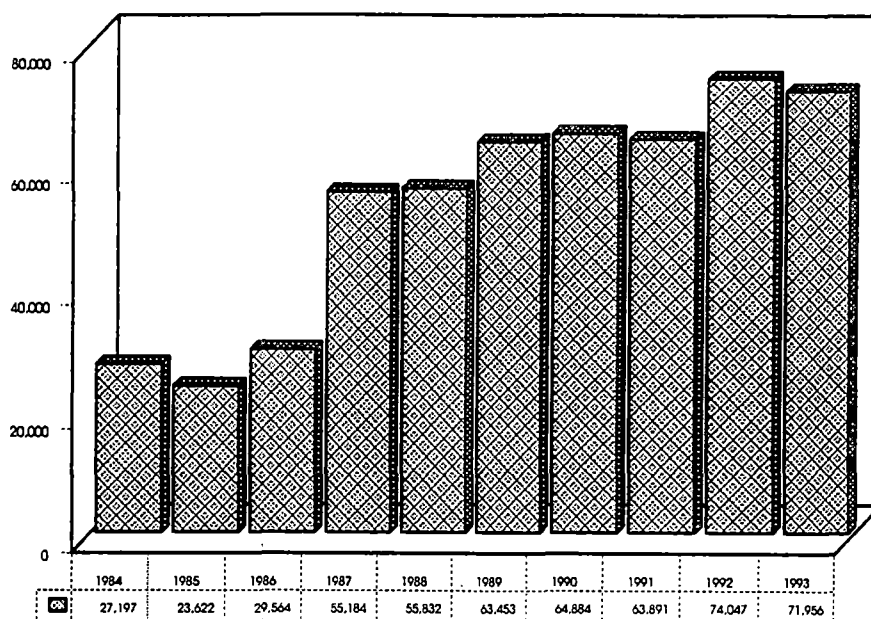
1991-1993



\* Includes backlog clearance.  
 AR = Assisted Relatives  
 Ind. = Independents  
 Convention refugees include post-determination refugee claimants in Canada, their dependants and dependants of CR-8 refugees residing in Canada and abroad.  
 CR-8's are convention refugees as a result of a full Convention Refugee Determination Division (CRDD) hearing.  
 Independents include those that are part of the Live-in Caregiver Program (LCP).

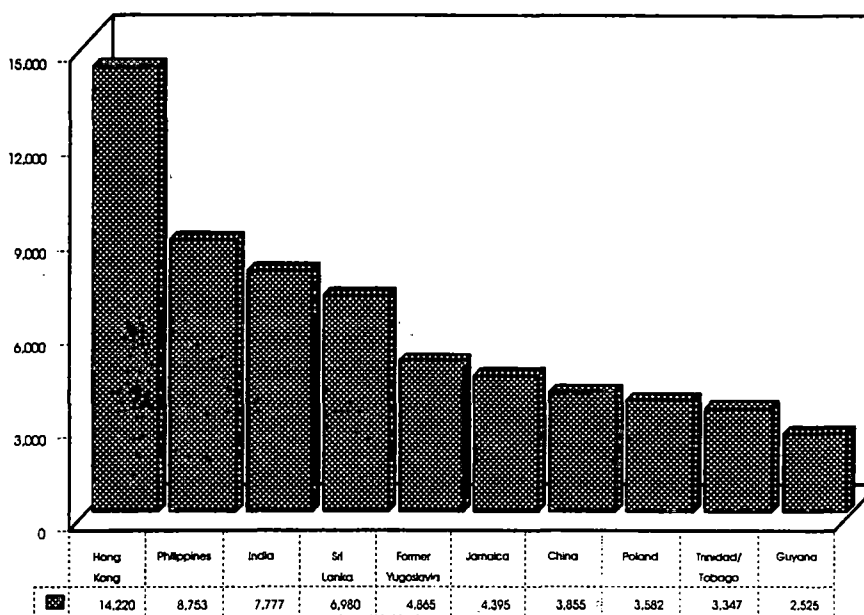
# Immigrants destined to Toronto

1984-1993



## Immigrants destined to Toronto by country of last permanent residence

1993



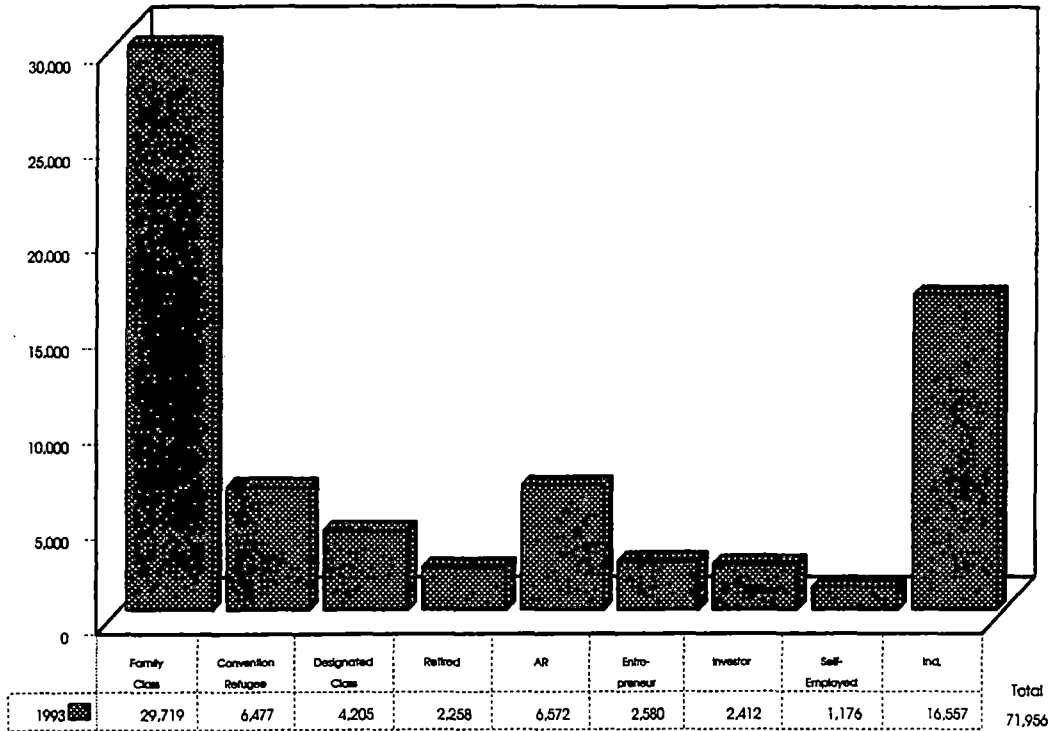
Source:

Facts and Figures: Overview of Immigration, Strategic Research, Analysis and Information Branch, Policy Sector, Citizenship and Immigration Canada, 1994

# Immigrants destined to Toronto

## by Class

1993



\* Includes backlog clearance.

AR = Assisted Relatives

Ind. = Independents

Convention refugees include post-determination refugee claimants in Canada, their dependants and dependants of CR-8 refugees residing in Canada and abroad.

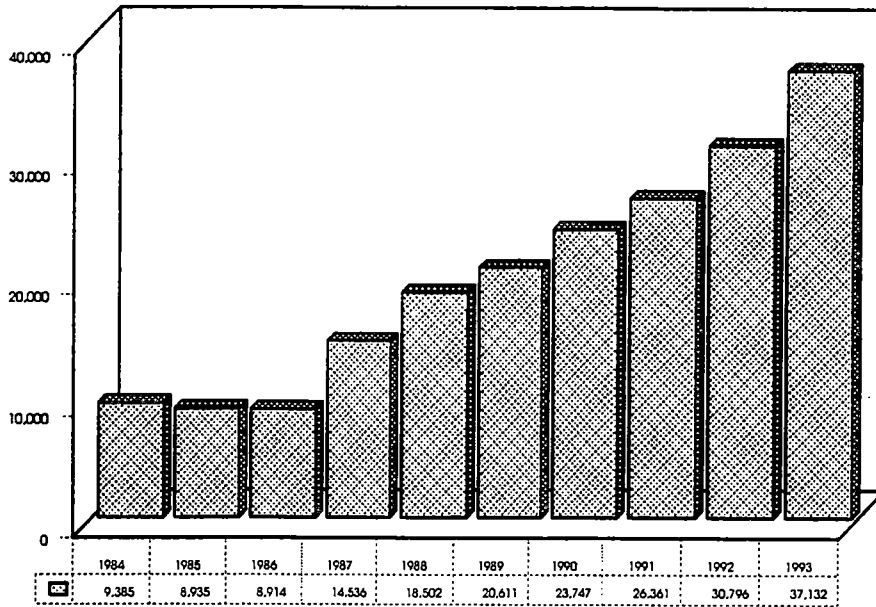
CR-8's are convention refugees as a result of a full Convention Refugee Determination Division (CRDD) hearing.

Independents include those that are part of the Live-in Caregiver Program (LCP).

Source: Facts and Figures: Overview of Immigration, Strategic Research, Analysis and Information Branch, Policy Sector, Citizenship and Immigration Canada, 1994

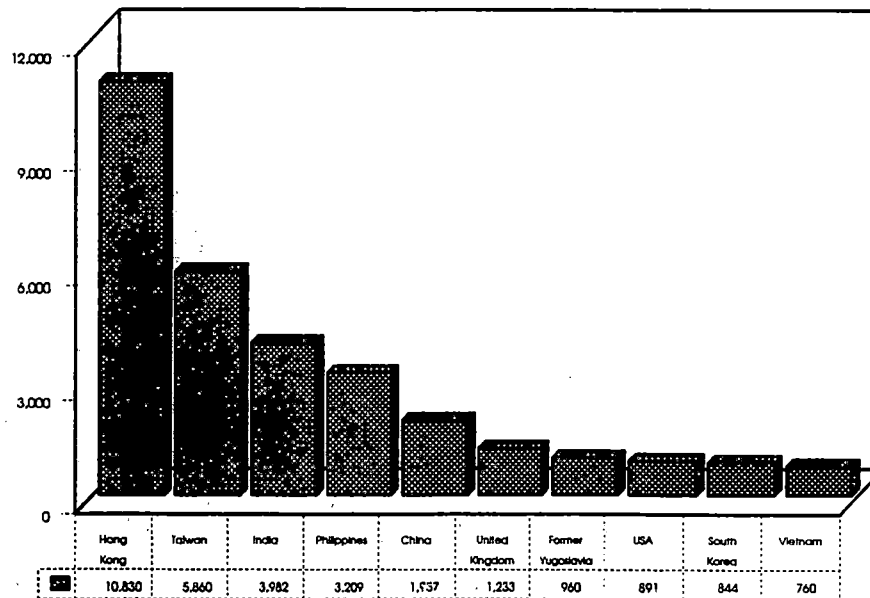
## Immigrants destined to Vancouver

1984-1993



## Immigrants destined to Vancouver by country of last permanent residence

1993

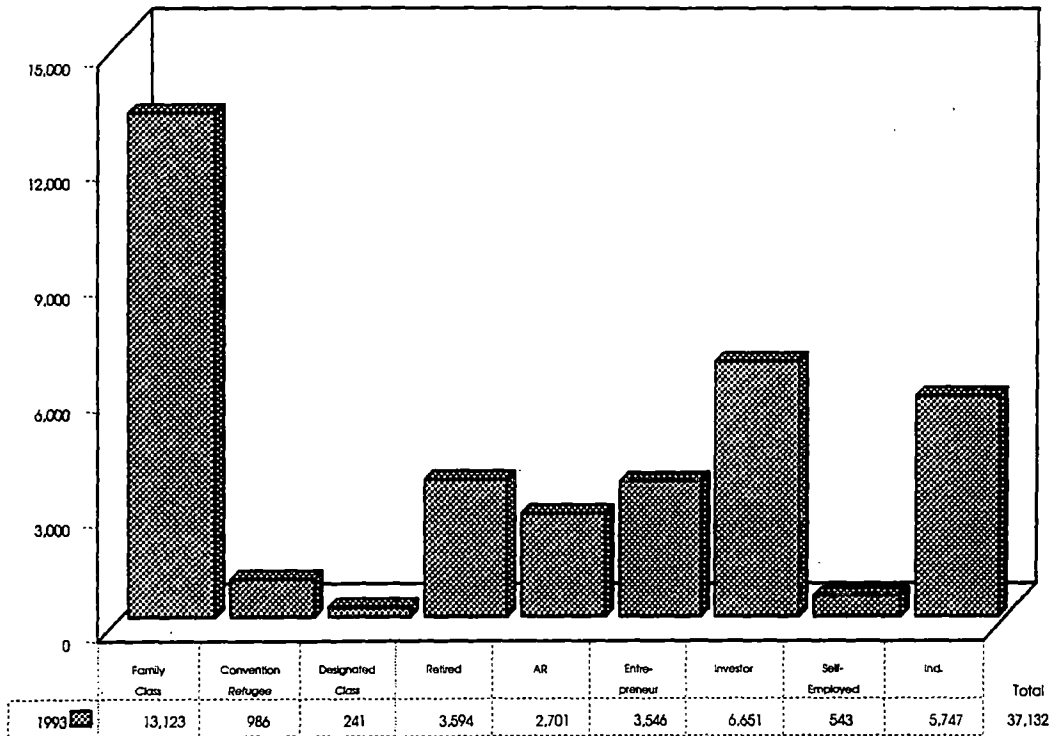


Source:

Facts and Figures: Overview of Immigration, Strategic Research, Analysis and Information Branch, Policy Sector, Citizenship and Immigration Canada, 1994

## Immigrants destined to Vancouver by Class

1993



\* Includes backlog clearance.

AR = Assisted Relatives

Ind. = Independents

Convention refugees include post-determination refugee claimants in Canada, their dependants and dependants of CR-8 refugees residing in Canada and abroad.

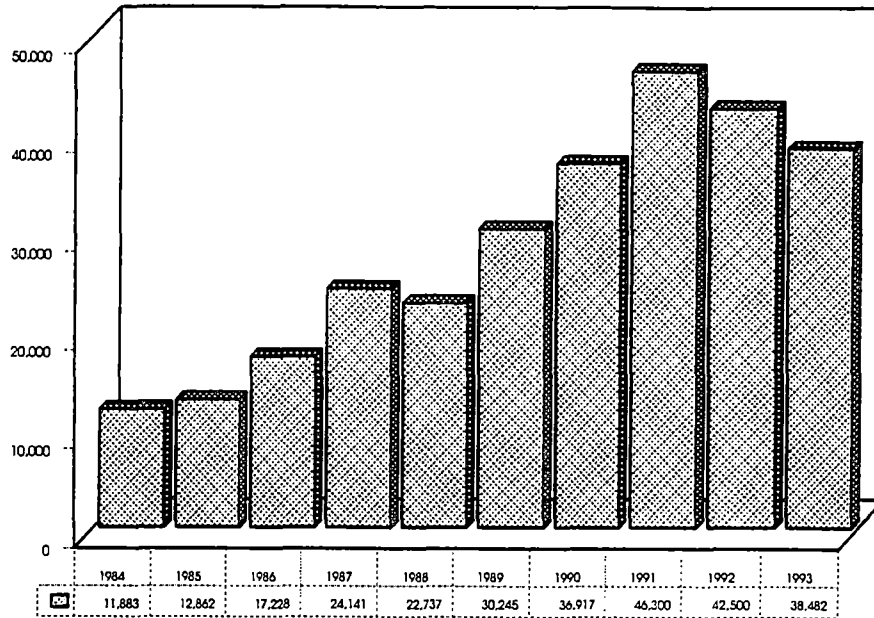
CR-8's are convention refugees as a result of a full Convention Refugee Determination Division (CRDD) hearing.

Independents include those that are part of the Live-In Caregiver Program (LCP).

Source: Facts and Figures: Overview of Immigration, Strategic Research, Analysis and Information Branch, Policy Sector, Citizenship and Immigration Canada, 1994

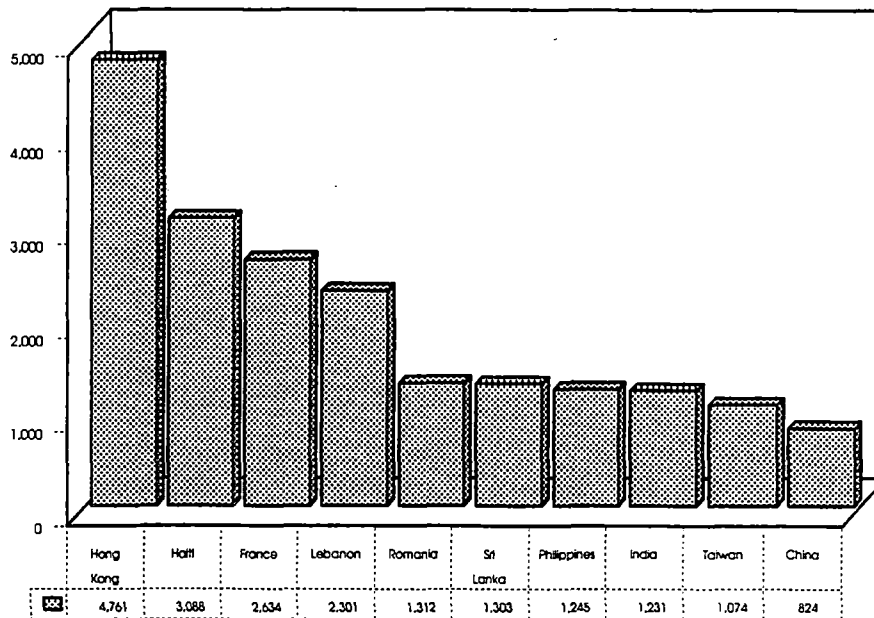
## Immigrants destined to Montreal

1984-1993



## Immigrants destined to Montreal by country of last permanent residence

1993



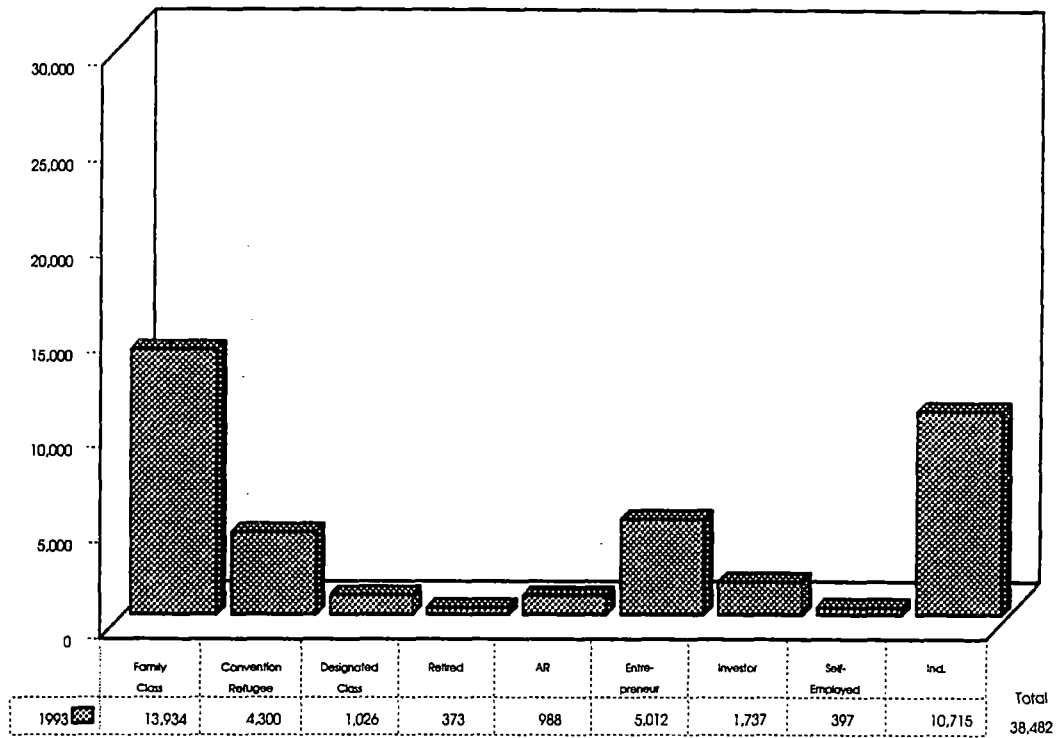
Source:

Facts and Figures: Overview of Immigration, Strategic Research, Analysis and Information Branch, Policy Sector, Citizenship and Immigration Canada, 1994

# Immigrants destined to Montreal

## by Class

1993



\* Includes backlog clearance.

AR = Assisted Relatives

Ind. = Independents

Convention refugees include post-determination refugee claimants in Canada, their dependants and dependants of CR-8 refugees residing in Canada and abroad.

CR-8's are convention refugees as a result of a full Convention Refugee Determination Division (CRDD) hearing.

Independents include those that are part of the Live-In Caregiver Program (LCP).

Source: Facts and Figures: Overview of Immigration, Strategic Research, Analysis and Information Branch, Policy Sector, Citizenship and Immigration Canada, 1994



**APPENDIX D**

**Detailed Tables, 1991 Census**

**Table A1.1**  
**Percent Distribution of Population by Age**  
**Showing Place of Birth and Period of Immigration**  
**Canada, 1991**

	Age Groups					Total
	<15	15- 24	25- 44	45- 64	65 +	
<b>TOTAL</b>	21.1%	14.0%	34.0%	20.0%	10.9%	100.0%
Non-immigrants	24.2%	14.9%	33.5%	17.8%	9.6%	100.0%
All Immigrants	5.3%	9.2%	36.6%	31.2%	17.6%	100.0%
Europe	2.9%	5.2%	29.7%	37.8%	24.4%	100.0%
Asia	9.2%	14.4%	46.3%	21.8%	8.3%	100.0%
South East Asia	10.4%	17.8%	49.0%	17.0%	5.7%	100.0%
Rest of Asia	8.7%	13.0%	45.2%	23.7%	9.4%	100.0%
Africa	8.0%	13.8%	47.8%	23.9%	6.5%	100.0%
Central & S. America	12.9%	17.4%	46.9%	18.3%	4.5%	100.0%
Caribbean & Bermuda	6.3%	15.4%	44.6%	27.3%	6.4%	100.0%
All Other Places	24.0%	14.9%	33.5%	17.9%	9.7%	100.0%
<b>TOTAL</b>	21.1%	14.0%	34.0%	20.0%	10.9%	100.0%
Non-immigrants	24.2%	14.9%	33.5%	17.8%	9.6%	100.0%
All Immigrants	5.3%	9.2%	36.6%	31.2%	17.6%	100.0%
Prior to 1966	0.0%	0.0%	17.4%	45.4%	37.2%	100.0%
1966- 70	0.0%	4.2%	40.3%	46.9%	8.6%	100.0%
1971- 75	0.0%	15.5%	49.2%	28.6%	6.7%	100.0%
1976- 80	3.8%	18.2%	50.7%	18.6%	8.8%	100.0%
1981- 85	10.9%	15.5%	49.5%	15.2%	8.9%	100.0%
1986- 91	20.5%	17.0%	46.7%	11.4%	4.3%	100.0%
<b>EUROPE</b>						
<b>TOTAL</b>	2.9%	5.2%	29.7%	37.8%	24.4%	100.0%
Non-immigrants	17.8%	18.2%	36.6%	14.7%	12.7%	100.0%
All Immigrants	2.6%	5.0%	29.6%	38.2%	24.6%	100.0%
Prior to 1966	0.0%	0.0%	16.9%	45.4%	37.7%	100.0%
1966- 70	0.0%	4.0%	41.0%	46.2%	8.7%	100.0%
1971- 75	0.0%	15.9%	47.7%	29.2%	7.2%	100.0%
1976- 80	3.7%	17.9%	47.9%	22.1%	8.4%	100.0%
1981- 86	11.5%	14.2%	49.8%	16.3%	8.3%	100.0%
1986- 91	22.9%	13.7%	49.7%	8.8%	4.9%	100.0%
<b>ASIA</b>						
<b>TOTAL</b>	9.2%	14.4%	46.3%	21.8%	8.3%	100.0%
Non-immigrants	45.4%	16.6%	25.5%	7.7%	4.8%	100.0%
All Immigrants	9.0%	14.4%	46.4%	21.9%	8.3%	100.0%
Prior to 1966	0.0%	0.0%	19.9%	56.6%	23.5%	100.0%
1966- 70	0.0%	3.7%	35.6%	51.8%	8.9%	100.0%
1971- 75	0.0%	13.0%	50.5%	29.1%	7.4%	100.0%
1976- 80	3.8%	16.0%	53.0%	16.7%	10.5%	100.0%
1981- 85	8.7%	15.5%	49.4%	15.8%	10.5%	100.0%
1986- 91	17.8%	17.7%	46.3%	13.7%	4.6%	100.0%
<b>SE ASIA</b>						
<b>TOTAL</b>	10.4%	17.8%	49.0%	17.0%	5.7%	100.0%
Non-immigrants	51.8%	18.4%	27.4%	2.5%	0.0%	100.0%
All Immigrants	10.2%	17.8%	49.2%	17.1%	5.8%	100.0%
Prior to 1966	0.0%	0.0%	16.4%	60.3%	23.3%	100.0%
1966- 70	0.0%	3.3%	28.7%	63.4%	4.6%	100.0%
1971- 75	0.0%	15.7%	49.2%	30.2%	4.8%	100.0%
1976- 80	6.1%	20.3%	54.1%	13.4%	6.1%	100.0%
1981- 85	10.8%	18.4%	50.3%	13.0%	7.4%	100.0%
1986- 91	18.0%	18.9%	48.7%	10.4%	4.0%	100.0%

... cont'd. on next page

Table A1.1 cont'd.

	<15	15- 24	25- 44	45- 64	65 +	Total
<b>REST OF ASIA</b>						
<b>TOTAL</b>	8.7%	13.0%	45.2%	23.7%	9.4%	100.0%
Non- immigrants	43.1%	15.9%	24.8%	9.6%	6.6%	100.0%
All Immigrants	8.5%	13.0%	45.3%	23.8%	9.4%	100.0%
Prior to 1966	0.0%	0.0%	20.3%	56.3%	23.5%	100.0%
1966- 70	0.0%	3.8%	36.9%	49.6%	9.7%	100.0%
1971- 75	0.0%	12.1%	51.0%	28.7%	8.3%	100.0%
1976- 80	2.2%	12.8%	52.2%	19.1%	13.8%	100.0%
1981- 85	7.4%	13.6%	48.9%	17.7%	12.5%	100.0%
1986- 91	17.7%	17.3%	45.5%	14.8%	4.8%	100.0%
<b>AFRICA</b>						
<b>TOTAL</b>	8.0%	13.8%	47.8%	23.9%	6.5%	100.0%
Non- immigrants	29.0%	34.9%	29.2%	4.2%	2.8%	100.0%
All Immigrants	7.6%	13.4%	48.1%	24.2%	6.6%	100.0%
Prior to 1966	0.0%	0.0%	31.6%	46.5%	21.9%	100.0%
1966- 70	0.0%	3.7%	38.2%	49.1%	8.9%	100.0%
1971- 75	0.0%	15.7%	45.4%	33.4%	5.5%	100.0%
1976- 80	2.3%	19.5%	49.5%	22.3%	6.4%	100.0%
1981- 85	9.3%	13.2%	55.7%	15.1%	6.7%	100.0%
1986- 91	19.1%	16.1%	54.3%	8.2%	2.4%	100.0%
<b>CENTRAL &amp; S. AMERICA</b>						
<b>TOTAL</b>	12.9%	17.4%	46.9%	18.3%	4.5%	100.0%
Non- immigrants	34.7%	19.0%	34.7%	9.9%	1.8%	100.0%
All Immigrants	12.5%	17.4%	47.1%	18.4%	4.5%	100.0%
Prior to 1966	0.0%	0.0%	42.6%	44.0%	13.4%	100.0%
1966- 70	0.0%	7.0%	48.3%	39.7%	5.0%	100.0%
1971- 75	0.0%	18.7%	51.5%	26.5%	3.3%	100.0%
1976- 80	4.3%	21.9%	50.3%	17.6%	5.8%	100.0%
1981- 85	15.0%	17.1%	48.6%	13.5%	5.8%	100.0%
1986- 91	24.5%	19.4%	43.6%	9.9%	2.6%	100.0%
<b>CARIBBEAN AND BERMUDA</b>						
<b>TOTAL</b>	6.3%	15.4%	44.6%	27.3%	6.4%	100.0%
Non- immigrants	34.3%	24.0%	26.0%	13.5%	2.2%	100.0%
All Immigrants	6.0%	15.3%	44.8%	27.5%	6.5%	100.0%
Prior to 1966	0.0%	0.0%	16.1%	63.2%	20.8%	100.0%
1966- 70	0.0%	3.3%	37.3%	54.2%	5.1%	100.0%
1971- 75	0.0%	13.0%	52.7%	29.9%	4.5%	100.0%
1976- 80	2.6%	21.4%	52.4%	16.8%	6.8%	100.0%
1981- 85	10.3%	21.6%	48.6%	12.3%	7.3%	100.0%
1986- 91	20.1%	23.8%	42.4%	9.3%	4.3%	100.0%
<b>ALL OTHER</b>						
<b>TOTAL</b>	24.0%	14.9%	33.5%	17.9%	9.7%	100.0%
Non- immigrants	24.2%	14.9%	33.5%	17.8%	9.6%	100.0%
Immigrants	6.8%	11.3%	37.2%	24.9%	19.9%	100.0%
Prior to 1966	0.0%	0.0%	17.7%	34.6%	47.7%	100.0%
1966- 70	0.0%	7.2%	43.0%	39.1%	10.6%	100.0%
1971- 75	0.0%	21.2%	48.3%	21.9%	8.5%	100.0%
1976- 80	5.7%	22.6%	48.7%	14.8%	8.2%	100.0%
1981- 85	18.2%	14.7%	46.7%	12.4%	8.0%	100.0%
1986- 91	32.6%	13.8%	38.9%	9.4%	5.3%	100.0%

---

Source: 1991 Census of Canada custom tabulations

**Table A1.2**  
**Percent Distribution of Population by Age**  
**Showing Place of Birth and Period of Immigration**  
**Montreal, 1991**

	<i>Age Groups</i>					<b>Total</b>
	<b>&lt; 15</b>	<b>15- 24</b>	<b>25- 44</b>	<b>45- 64</b>	<b>65 +</b>	
<b>TOTAL</b>	19.0%	13.7%	35.1%	21.7%	10.5%	100.0%
Non- immigrants	21.6%	14.5%	34.7%	19.8%	9.5%	100.0%
All Immigrants	6.2%	9.9%	37.2%	31.2%	15.4%	100.0%
Europe	2.6%	4.6%	29.7%	40.5%	22.6%	100.0%
Asia	11.4%	16.5%	44.2%	20.3%	7.5%	100.0%
South East Asia	9.4%	20.0%	47.2%	17.2%	6.3%	100.0%
Rest of Asia	12.4%	15.0%	42.9%	21.7%	8.0%	100.0%
Africa	6.4%	8.8%	45.3%	28.7%	10.9%	100.0%
Central & S. America	14.3%	17.6%	47.9%	16.3%	3.9%	100.0%
Caribbean & Bermuda	7.1%	16.1%	43.9%	24.9%	8.0%	100.0%
All Other Places	21.5%	14.4%	34.7%	19.8%	9.6%	100.0%
<b>TOTAL</b>	19.0%	13.7%	35.1%	21.7%	10.5%	100.0%
Non- immigrants	21.6%	14.5%	34.7%	19.8%	9.5%	100.0%
All Immigrants	6.2%	9.9%	37.2%	31.2%	15.4%	100.0%
Prior to 1966	0.0%	0.0%	17.5%	48.7%	33.9%	100.0%
1966- 70	0.0%	3.4%	37.7%	49.2%	9.7%	100.0%
1971- 75	0.0%	13.4%	48.0%	31.3%	7.3%	100.0%
1976- 80	3.5%	17.6%	50.9%	19.6%	8.4%	100.0%
1981- 85	11.3%	17.2%	48.3%	15.0%	8.2%	100.0%
1986- 91	20.5%	17.8%	46.3%	11.3%	4.2%	100.0%
<b>EUROPE</b>						
<b>TOTAL</b>	2.6%	4.6%	29.7%	40.5%	22.6%	100.0%
Non- immigrants	20.7%	24.1%	29.8%	15.5%	10.0%	100.0%
All Immigrants	2.4%	4.3%	29.7%	40.8%	22.8%	100.0%
Prior to 1966	0.0%	0.0%	16.9%	48.8%	34.2%	100.0%
1966- 70	0.0%	3.1%	40.5%	47.1%	9.3%	100.0%
1971- 75	0.0%	12.2%	47.2%	32.1%	8.5%	100.0%
1976- 80	2.6%	13.9%	50.2%	24.7%	8.6%	100.0%
1981- 86	9.9%	14.1%	50.7%	17.2%	8.1%	100.0%
1986- 91	22.2%	13.9%	48.4%	10.0%	5.5%	100.0%
<b>ASIA</b>						
<b>TOTAL</b>	11.4%	16.5%	44.2%	20.3%	7.5%	100.0%
Non- immigrants	55.8%	19.6%	18.4%	4.3%	1.8%	100.0%
All Immigrants	11.1%	16.5%	44.4%	20.4%	7.5%	100.0%
Prior to 1966	0.0%	0.0%	19.8%	51.4%	28.8%	100.0%
1966- 70	0.0%	3.6%	30.8%	53.2%	12.4%	100.0%
1971- 75	0.0%	13.6%	50.8%	29.1%	6.5%	100.0%
1976- 80	4.7%	18.8%	49.8%	18.0%	8.6%	100.0%
1981- 85	10.2%	18.9%	46.7%	15.6%	8.6%	100.0%
1986- 91	19.3%	18.9%	44.3%	13.6%	3.9%	100.0%
<b>SE ASIA</b>						
<b>TOTAL</b>	9.4%	20.0%	47.2%	17.2%	6.3%	100.0%
Non- immigrants	47.8%	28.3%	15.2%	4.3%	4.3%	100.0%
All Immigrants	9.1%	19.9%	47.4%	17.3%	6.3%	100.0%
Prior to 1966	0.0%	0.0%	13.3%	62.7%	24.0%	100.0%
1966- 70	0.0%	0.9%	26.5%	66.4%	6.2%	100.0%
1971- 75	0.0%	15.1%	55.4%	24.8%	4.7%	100.0%
1976- 80	6.3%	22.1%	51.2%	14.6%	5.7%	100.0%
1981- 85	10.6%	21.2%	45.1%	15.1%	8.0%	100.0%
1986- 91	15.1%	20.9%	46.2%	12.8%	5.0%	100.0%

... cont'd. on next page

Table A1.2 cont'd.

	< 15	15- 24	25- 44	45- 64	65 +	Total
<b>REST OF ASIA</b>						
<b>TOTAL</b>	12.4%	15.0%	42.9%	21.7%	8.0%	100.0%
Non- immigrants	60.0%	15.7%	18.3%	4.3%	1.7%	100.0%
All Immigrants	12.0%	15.0%	43.1%	21.8%	8.1%	100.0%
Prior to 1966	0.0%	0.0%	20.4%	50.4%	29.1%	100.0%
1966- 70	0.0%	4.0%	31.5%	51.1%	13.5%	100.0%
1971- 75	0.0%	12.8%	48.3%	31.4%	7.5%	100.0%
1976- 80	3.2%	15.8%	48.4%	21.2%	11.3%	100.0%
1981- 85	9.7%	16.2%	48.5%	16.2%	9.3%	100.0%
1986- 91	20.3%	18.4%	43.9%	13.8%	3.6%	100.0%
<b>AFRICA</b>						
<b>TOTAL</b>	6.4%	8.8%	45.3%	28.7%	10.9%	100.0%
Non- immigrants	40.3%	37.1%	16.1%	3.2%	3.2%	100.0%
All Immigrants	6.1%	8.6%	45.5%	28.9%	10.9%	100.0%
Prior to 1966	0.0%	0.0%	27.7%	48.8%	23.5%	100.0%
1966- 70	0.0%	2.2%	35.5%	50.0%	12.3%	100.0%
1971- 75	0.0%	10.4%	43.7%	34.3%	11.6%	100.0%
1976- 80	1.5%	13.4%	53.1%	21.6%	10.4%	100.0%
1981- 85	6.1%	11.9%	53.1%	19.5%	9.4%	100.0%
1986- 91	18.4%	13.0%	56.0%	8.8%	3.8%	100.0%
<b>CENTRAL &amp; S. AMERICA</b>						
<b>TOTAL</b>	14.3%	17.6%	47.9%	16.3%	3.9%	100.0%
Non- immigrants	49.3%	23.9%	20.9%	3.0%	3.0%	100.0%
All Immigrants	14.0%	17.5%	48.2%	16.4%	3.9%	100.0%
Prior to 1966	0.0%	0.0%	35.2%	46.4%	18.4%	100.0%
1966- 70	0.0%	5.1%	40.9%	49.2%	4.8%	100.0%
1971- 75	0.0%	18.6%	48.7%	29.9%	2.8%	100.0%
1976- 80	4.1%	21.8%	51.4%	17.2%	5.5%	100.0%
1981- 85	16.7%	16.5%	49.5%	12.3%	5.0%	100.0%
1986- 91	21.6%	18.7%	48.0%	9.5%	2.3%	100.0%
<b>CARIBBEAN AND BERMUDA</b>						
<b>TOTAL</b>	7.1%	16.1%	43.9%	24.9%	8.0%	100.0%
Non- immigrants	55.4%	12.9%	15.8%	10.9%	5.0%	100.0%
All Immigrants	6.6%	16.2%	44.2%	25.0%	8.0%	100.0%
Prior to 1966	0.0%	0.0%	14.4%	61.2%	24.4%	100.0%
1966- 70	0.0%	3.1%	30.5%	59.4%	7.0%	100.0%
1971- 75	0.0%	11.3%	49.2%	34.4%	5.1%	100.0%
1976- 80	2.3%	19.2%	53.2%	16.5%	8.8%	100.0%
1981- 85	11.2%	20.8%	47.3%	11.7%	8.9%	100.0%
1986- 91	18.5%	24.5%	42.0%	9.2%	5.8%	100.0%
<b>ALL OTHER</b>						
<b>TOTAL</b>	21.5%	14.4%	34.7%	19.8%	9.6%	100.0%
Non- immigrants	21.6%	14.4%	34.7%	19.8%	9.5%	100.0%
Immigrants	10.1%	13.2%	32.5%	23.7%	20.5%	100.0%
Prior to 1966	0.0%	0.0%	15.8%	36.1%	48.1%	100.0%
1966- 70	0.0%	12.8%	34.4%	43.5%	9.4%	100.0%
1971- 75	0.0%	29.8%	46.1%	17.2%	7.0%	100.0%
1976- 80	7.1%	24.6%	47.4%	15.0%	5.9%	100.0%
1981- 85	28.5%	16.3%	39.8%	8.6%	6.8%	100.0%
1986- 91	40.8%	12.2%	34.2%	7.0%	5.8%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A1.3**  
**Percent Distribution of Population by Age**  
**Showing Place of Birth and Period of Immigration**  
**Toronto, 1991**

	Age Groups					Total
	< 15	15- 24	25- 44	45- 64	65 +	
<b>TOTAL</b>	19.8%	14.2%	35.6%	20.5%	9.9%	100.0%
Non- immigrants	28.9%	16.9%	32.5%	14.2%	7.5%	100.0%
All Immigrants	5.6%	10.1%	40.4%	30.3%	13.6%	100.0%
Europe	3.0%	5.6%	32.8%	38.5%	20.1%	100.0%
Asia	9.2%	13.9%	48.2%	20.8%	8.0%	100.0%
South East Asia	9.3%	16.8%	51.2%	16.7%	5.9%	100.0%
Rest of Asia	9.1%	12.9%	47.1%	22.2%	8.7%	100.0%
Africa	8.1%	15.2%	51.0%	21.0%	4.7%	100.0%
Central & S. America	8.7%	17.0%	48.6%	20.1%	5.6%	100.0%
Caribbean & Bermuda	5.6%	15.9%	45.9%	27.0%	5.6%	100.0%
All Other Places	28.5%	16.8%	32.7%	14.4%	7.6%	100.0%
<b>TOTAL</b>	19.8%	14.2%	35.6%	20.5%	9.9%	100.0%
Non- immigrants	28.9%	16.9%	32.5%	14.2%	7.5%	100.0%
All Immigrants	5.6%	10.1%	40.4%	30.3%	13.6%	100.0%
Prior to 1966	0.0%	0.0%	19.3%	49.0%	31.7%	100.0%
1966- 70	0.0%	4.2%	41.4%	46.6%	7.9%	100.0%
1971- 75	0.0%	14.8%	50.3%	28.6%	6.2%	100.0%
1976- 80	3.0%	17.5%	51.9%	18.6%	9.0%	100.0%
1981- 85	9.2%	15.1%	51.0%	15.6%	9.1%	100.0%
1986- 91	18.7%	17.0%	48.8%	11.5%	4.0%	100.0%
<b>EUROPE</b>						
<b>TOTAL</b>	3.0%	5.6%	32.8%	38.5%	20.1%	100.0%
Non- immigrants	15.5%	14.1%	35.6%	20.2%	14.6%	100.0%
All Immigrants	2.9%	5.5%	32.8%	38.6%	20.2%	100.0%
Prior to 1966	0.0%	0.0%	18.8%	48.7%	32.6%	100.0%
1966- 70	0.0%	4.0%	42.8%	44.7%	8.6%	100.0%
1971- 75	0.0%	15.6%	48.7%	28.8%	6.9%	100.0%
1976- 80	3.0%	16.9%	48.3%	22.4%	9.4%	100.0%
1981- 86	10.5%	13.4%	52.0%	16.3%	7.8%	100.0%
1986- 91	21.6%	14.4%	50.8%	9.0%	4.2%	100.0%
<b>ASIA</b>						
<b>TOTAL</b>	9.2%	13.9%	48.2%	20.8%	8.0%	100.0%
Non- immigrants	50.2%	13.1%	22.1%	7.6%	7.0%	100.0%
All Immigrants	8.9%	13.9%	48.3%	20.8%	8.0%	100.0%
Prior to 1966	0.0%	0.0%	22.3%	56.3%	21.4%	100.0%
1966- 70	0.0%	3.8%	34.9%	53.1%	8.2%	100.0%
1971- 75	0.0%	12.8%	49.9%	29.4%	7.9%	100.0%
1976- 80	3.0%	14.8%	54.4%	16.7%	11.2%	100.0%
1981- 85	8.1%	14.5%	50.4%	16.0%	11.0%	100.0%
1986- 91	16.9%	16.5%	48.9%	13.3%	4.4%	100.0%
<b>SE ASIA</b>						
<b>TOTAL</b>	9.3%	16.8%	51.2%	16.7%	5.9%	100.0%
Non- immigrants	54.3%	12.9%	29.3%	3.4%	0.0%	100.0%
All Immigrants	9.1%	16.9%	51.3%	16.8%	5.9%	100.0%
Prior to 1966	0.0%	0.0%	13.9%	65.0%	21.2%	100.0%
1966- 70	0.0%	3.9%	29.1%	63.0%	4.1%	100.0%
1971- 75	0.0%	15.8%	47.8%	30.5%	5.9%	100.0%
1976- 80	4.8%	19.0%	56.4%	13.2%	6.6%	100.0%
1981- 85	9.5%	17.5%	52.6%	12.3%	8.1%	100.0%
1986- 91	16.2%	17.6%	52.3%	10.1%	3.9%	100.0%

... cont'd. on next page

Table A1.3 cont'd.

## Age Groups

Page 2

	< 15	15- 24	25- 44	45- 64	65 +	Total
<b>REST OF ASIA</b>						
<b>TOTAL</b>	9.1%	12.9%	47.1%	22.2%	8.7%	100.0%
Non- immigrants	49.0%	13.2%	19.6%	9.1%	9.1%	100.0%
All Immigrants	8.9%	12.9%	47.3%	22.2%	8.7%	100.0%
Prior to 1966	0.0%	0.0%	23.2%	55.4%	21.4%	100.0%
1966- 70	0.0%	3.8%	36.0%	51.2%	9.0%	100.0%
1971- 75	0.0%	11.9%	50.6%	29.1%	8.5%	100.0%
1976- 80	1.8%	12.1%	53.1%	18.9%	14.1%	100.0%
1981- 85	7.4%	13.1%	49.3%	17.8%	12.5%	100.0%
1986- 91	17.1%	16.1%	48.0%	14.2%	4.6%	100.0%
<b>AFRICA</b>						
<b>TOTAL</b>	8.1%	15.2%	51.0%	21.0%	4.7%	100.0%
Non- immigrants	31.8%	29.5%	30.7%	5.7%	2.3%	100.0%
All Immigrants	7.9%	15.1%	51.2%	21.1%	4.7%	100.0%
Prior to 1966	0.0%	0.0%	32.2%	47.7%	20.2%	100.0%
1966- 70	0.0%	4.8%	41.9%	47.4%	5.9%	100.0%
1971- 75	0.0%	16.4%	47.9%	31.6%	4.1%	100.0%
1976- 80	2.3%	20.4%	50.4%	22.1%	4.7%	100.0%
1981- 85	8.1%	11.7%	58.9%	14.5%	6.8%	100.0%
1986- 91	16.8%	17.5%	55.3%	8.3%	2.1%	100.0%
<b>CENTRAL &amp; S. AMERICA</b>						
<b>TOTAL</b>	8.7%	17.0%	48.6%	20.1%	5.6%	100.0%
Non- immigrants	41.3%	18.3%	28.6%	8.7%	3.2%	100.0%
All Immigrants	8.5%	17.0%	48.7%	20.2%	5.6%	100.0%
Prior to 1966	0.0%	0.0%	39.0%	46.4%	14.6%	100.0%
1966- 70	0.0%	7.1%	44.6%	41.1%	7.3%	100.0%
1971- 75	0.0%	16.7%	52.5%	26.9%	4.0%	100.0%
1976- 80	3.0%	19.6%	51.8%	18.1%	7.5%	100.0%
1981- 85	9.5%	16.9%	49.7%	16.1%	7.8%	100.0%
1986- 91	18.6%	19.9%	46.4%	11.8%	3.3%	100.0%
<b>CARIBBEAN AND BERMUDA</b>						
<b>TOTAL</b>	5.6%	15.9%	45.9%	27.0%	5.6%	100.0%
Non- immigrants	29.4%	21.9%	36.0%	12.7%	0.0%	100.0%
All Immigrants	5.4%	15.9%	46.0%	27.1%	5.7%	100.0%
Prior to 1966	0.0%	0.0%	16.3%	65.5%	18.2%	100.0%
1966- 70	0.0%	3.4%	39.1%	52.4%	5.1%	100.0%
1971- 75	0.0%	13.5%	53.9%	28.1%	4.5%	100.0%
1976- 80	2.0%	23.5%	52.4%	16.4%	5.7%	100.0%
1981- 85	7.4%	22.9%	49.8%	13.4%	6.5%	100.0%
1986- 91	19.5%	24.2%	43.1%	9.6%	3.5%	100.0%
<b>ALL OTHER</b>						
<b>TOTAL</b>	28.5%	16.8%	32.7%	14.4%	7.6%	100.0%
Non- immigrants	28.9%	16.9%	32.5%	14.2%	7.5%	100.0%
Immigrants	9.1%	11.3%	41.0%	26.9%	11.7%	100.0%
Prior to 1966	0.0%	0.0%	24.0%	41.4%	34.6%	100.0%
1966- 70	0.0%	7.0%	45.2%	41.9%	5.9%	100.0%
1971- 75	0.0%	22.0%	51.1%	23.2%	3.7%	100.0%
1976- 80	7.4%	22.2%	50.6%	15.6%	4.1%	100.0%
1981- 85	20.0%	13.7%	48.9%	12.5%	4.9%	100.0%
1986- 91	39.6%	12.3%	38.8%	7.7%	1.7%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A1.4**  
**Percent Distribution of Population by Age**  
**Showing Place of Birth and Period of Immigration**  
**Vancouver, 1991**

	<i>Age Groups</i>					<b>Total</b>
	<b>&lt; 15</b>	<b>15- 24</b>	<b>25- 44</b>	<b>45- 64</b>	<b>65 +</b>	
<b>TOTAL</b>	19.0%	13.6%	35.7%	20.2%	11.4%	100.0%
Non- immigrants	25.0%	15.0%	34.8%	15.8%	9.5%	100.0%
All Immigrants	5.5%	10.5%	37.9%	30.3%	15.8%	100.0%
Europe	2.3%	5.3%	29.1%	39.1%	24.2%	100.0%
Asia	8.3%	14.3%	43.5%	23.8%	10.1%	100.0%
South East Asia	10.2%	17.8%	46.8%	19.2%	6.0%	100.0%
Rest of Asia	7.7%	13.2%	42.6%	25.2%	11.3%	100.0%
Africa	5.2%	16.0%	44.1%	28.3%	6.3%	100.0%
Central & S. America	13.9%	16.9%	48.1%	17.2%	3.8%	100.0%
Caribbean & Bermuda	4.0%	10.0%	41.2%	36.5%	8.3%	100.0%
All Other Places	24.3%	14.9%	35.1%	16.1%	9.6%	100.0%
<b>TOTAL</b>	19.0%	13.6%	35.7%	20.2%	11.4%	100.0%
Non- immigrants	25.0%	15.0%	34.8%	15.8%	9.5%	100.0%
All Immigrants	5.5%	10.5%	37.9%	30.3%	15.8%	100.0%
Prior to 1966	0.0%	0.0%	17.3%	46.7%	36.0%	100.0%
1966- 70	0.0%	4.4%	38.8%	47.5%	9.3%	100.0%
1971- 75	0.0%	14.9%	48.1%	28.9%	8.0%	100.0%
1976- 80	3.3%	16.3%	49.5%	18.8%	12.0%	100.0%
1981- 85	8.6%	15.2%	48.0%	17.1%	11.0%	100.0%
1986- 91	18.6%	18.0%	44.0%	14.9%	4.5%	100.0%
<b>EUROPE</b>						
<b>TOTAL</b>	2.3%	5.3%	29.1%	39.1%	24.2%	100.0%
Non- immigrants	13.6%	20.1%	37.0%	14.7%	14.5%	100.0%
All Immigrants	2.2%	5.1%	29.0%	39.4%	24.3%	100.0%
Prior to 1966	0.0%	0.0%	16.4%	46.2%	37.4%	100.0%
1966- 70	0.0%	3.9%	36.8%	50.8%	8.5%	100.0%
1971- 75	0.0%	15.8%	45.7%	31.0%	7.5%	100.0%
1976- 80	4.2%	16.4%	47.5%	21.2%	10.7%	100.0%
1981- 86	10.9%	13.3%	50.5%	15.6%	9.6%	100.0%
1986- 91	18.8%	14.5%	51.4%	9.4%	5.9%	100.0%
<b>ASIA</b>						
<b>TOTAL</b>	8.3%	14.3%	43.5%	23.8%	10.1%	100.0%
Non- immigrants	37.7%	13.8%	34.1%	10.9%	3.6%	100.0%
All Immigrants	8.1%	14.3%	43.6%	23.9%	10.1%	100.0%
Prior to 1966	0.0%	0.0%	18.8%	57.1%	24.1%	100.0%
1966- 70	0.0%	3.8%	39.8%	44.5%	11.8%	100.0%
1971- 75	0.0%	12.9%	49.5%	27.9%	9.8%	100.0%
1976- 80	3.0%	14.9%	49.8%	18.3%	14.1%	100.0%
1981- 85	7.0%	15.8%	45.5%	19.0%	12.8%	100.0%
1986- 91	17.3%	18.6%	42.7%	16.6%	4.7%	100.0%
<b>SE ASIA</b>						
<b>TOTAL</b>	10.2%	17.8%	46.8%	19.2%	6.0%	100.0%
Non- immigrants	53.6%	10.7%	28.6%	7.1%	0.0%	100.0%
All Immigrants	10.0%	17.9%	46.9%	19.2%	6.0%	100.0%
Prior to 1966	0.0%	0.0%	14.8%	64.8%	20.4%	100.0%
1966- 70	0.0%	4.8%	31.3%	56.6%	7.3%	100.0%
1971- 75	0.0%	18.3%	46.7%	30.1%	4.9%	100.0%
1976- 80	4.8%	20.4%	51.2%	15.9%	7.7%	100.0%
1981- 85	9.9%	18.3%	48.2%	15.3%	8.4%	100.0%
1986- 91	19.3%	18.7%	47.4%	11.4%	3.1%	100.0%

... cont'd. on next page



Table A1.4 cont'd.

	< 15	15- 24	25- 44	45- 64	65 +	Total
<b>REST OF ASIA</b>						
<b>TOTAL</b>	7.7%	13.2%	42.6%	25.2%	11.3%	100.0%
Non- immigrants	33.9%	14.7%	35.3%	11.5%	4.6%	100.0%
All Immigrants	7.5%	13.2%	42.6%	25.3%	11.4%	100.0%
Prior to 1966	0.0%	0.0%	19.1%	56.5%	24.4%	100.0%
1966- 70	0.0%	3.7%	41.1%	42.6%	12.6%	100.0%
1971- 75	0.0%	11.4%	50.3%	27.2%	11.1%	100.0%
1976- 80	2.1%	12.2%	49.1%	19.4%	17.2%	100.0%
1981- 85	5.8%	14.8%	44.4%	20.5%	14.5%	100.0%
1986- 91	16.8%	18.6%	41.4%	18.1%	5.1%	100.0%
<b>AFRICA</b>						
<b>TOTAL</b>	5.2%	16.0%	44.1%	28.3%	6.3%	100.0%
Non- immigrants	29.7%	32.4%	32.4%	5.4%	0.0%	100.0%
All Immigrants	5.0%	15.8%	44.3%	28.6%	6.3%	100.0%
Prior to 1966	0.0%	0.0%	33.8%	51.0%	15.2%	100.0%
1966- 70	0.0%	6.3%	31.5%	50.4%	11.8%	100.0%
1971- 75	0.0%	17.0%	41.2%	36.4%	5.5%	100.0%
1976- 80	1.7%	22.1%	46.1%	23.1%	6.9%	100.0%
1981- 85	9.0%	13.3%	57.3%	15.7%	4.7%	100.0%
1986- 91	18.3%	17.6%	50.5%	10.9%	2.8%	100.0%
<b>CENTRAL &amp; S. AMERICA</b>						
<b>TOTAL</b>	13.9%	16.9%	48.1%	17.2%	3.8%	100.0%
Non- immigrants	29.4%	11.8%	47.1%	11.8%	0.0%	100.0%
All Immigrants	13.6%	17.0%	48.2%	17.3%	3.9%	100.0%
Prior to 1966	0.0%	0.0%	42.4%	44.0%	13.6%	100.0%
1966- 70	0.0%	10.8%	54.4%	32.8%	2.0%	100.0%
1971- 75	0.0%	20.6%	50.3%	26.5%	2.6%	100.0%
1976- 80	3.2%	20.5%	52.5%	17.6%	6.1%	100.0%
1981- 85	14.4%	19.5%	53.7%	8.8%	3.5%	100.0%
1986- 91	27.3%	17.9%	43.8%	9.1%	1.9%	100.0%
<b>CARIBBEAN AND BERMUDA</b>						
<b>TOTAL</b>	4.0%	10.0%	41.2%	36.5%	8.3%	100.0%
Non- immigrants	10.5%	31.6%	15.8%	31.6%	10.5%	100.0%
All Immigrants	3.8%	9.6%	41.7%	36.6%	8.3%	100.0%
Prior to 1966	0.0%	0.0%	16.4%	64.3%	19.3%	100.0%
1966- 70	0.0%	2.8%	39.3%	53.0%	4.9%	100.0%
1971- 75	0.0%	10.7%	49.4%	35.2%	4.7%	100.0%
1976- 80	6.4%	18.0%	47.7%	21.5%	6.4%	100.0%
1981- 85	7.0%	15.1%	60.5%	4.7%	12.8%	100.0%
1986- 91	21.8%	21.8%	42.6%	9.9%	4.0%	100.0%
<b>ALL OTHER</b>						
<b>TOTAL</b>	24.3%	14.9%	35.1%	16.1%	9.6%	100.0%
Non- immigrants	25.0%	15.0%	34.8%	15.8%	9.5%	100.0%
Immigrants	6.3%	12.8%	43.7%	23.7%	13.5%	100.0%
Prior to 1966	0.0%	0.0%	21.7%	33.1%	45.2%	100.0%
1966- 70	0.0%	7.7%	44.1%	40.6%	7.7%	100.0%
1971- 75	0.0%	18.3%	51.7%	23.8%	6.2%	100.0%
1976- 80	3.9%	20.0%	54.0%	14.2%	7.8%	100.0%
1981- 85	13.2%	13.8%	54.4%	11.3%	7.2%	100.0%
1986- 91	26.8%	17.5%	41.9%	11.2%	2.5%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A2.1**  
**Percent Distribution of Population by Living Arrangement**  
**Showing Place of Birth and Period of Immigration**  
**Canada, 1991**

*Proportion of Population in Each Category*

	<u>Family</u>	<u>Non- Family</u>			<u>Total</u>
	<u>Census Family</u>	<u>Non- family w/Relatives</u>	<u>Non- family w/Non- relatives</u>	<u>Single Persons</u>	
<b>TOTAL</b>	84.6%	3.0%	3.7%	8.6%	100.0%
Non- immigrants	85.1%	2.7%	3.8%	8.4%	100.0%
All Immigrants	82.4%	4.9%	3.4%	9.4%	100.0%
Europe	81.8%	3.5%	2.8%	11.9%	100.0%
Asia	84.7%	7.4%	3.9%	4.0%	100.0%
South East Asia	81.9%	8.6%	6.2%	3.3%	100.0%
Rest of Asia	85.9%	6.9%	2.9%	4.3%	100.0%
Africa	81.3%	5.7%	4.6%	8.4%	100.0%
Central & S. America	85.2%	5.9%	4.2%	4.8%	100.0%
Caribbean & Bermuda	78.7%	7.9%	4.9%	8.5%	100.0%
All Other Places	79.6%	2.8%	4.4%	13.2%	100.0%
<b>TOTAL</b>	84.6%	3.0%	3.7%	8.6%	100.0%
Non- immigrants	85.1%	2.7%	3.8%	8.4%	100.0%
All Immigrants	82.4%	4.9%	3.4%	9.4%	100.0%
Prior to 1966	78.6%	3.6%	2.2%	15.7%	100.0%
1966- 70	84.8%	3.3%	3.3%	8.6%	100.0%
1971- 75	85.9%	4.0%	3.4%	6.7%	100.0%
1976- 80	85.5%	5.4%	3.5%	5.7%	100.0%
1981- 85	84.5%	6.5%	3.7%	5.2%	100.0%
1986- 91	82.5%	7.8%	5.7%	4.1%	100.0%
<b>EUROPE</b>					
TOTAL	81.8%	3.5%	2.8%	11.9%	100.0%
Non- immigrants	81.7%	2.8%	5.6%	10.0%	100.0%
All Immigrants	81.8%	3.5%	2.8%	11.9%	100.0%
Prior to 1966	78.9%	3.5%	2.1%	15.5%	100.0%
1966- 70	85.9%	3.0%	3.2%	8.0%	100.0%
1971- 75	86.4%	3.2%	3.4%	7.0%	100.0%
1976- 80	85.7%	3.5%	3.8%	7.0%	100.0%
1981- 85	85.4%	3.7%	3.7%	7.2%	100.0%
1986- 91	83.9%	5.2%	5.0%	5.8%	100.0%
<b>ASIA</b>					
TOTAL	84.7%	7.4%	3.9%	4.0%	100.0%
Non- immigrants	86.6%	4.4%	5.7%	3.3%	100.0%
All Immigrants	84.7%	7.4%	3.9%	4.0%	100.0%
Prior to 1966	82.2%	5.6%	1.9%	10.3%	100.0%
1966- 70	85.5%	4.7%	2.3%	7.4%	100.0%
1971- 75	88.3%	5.1%	2.2%	4.4%	100.0%
1976- 80	86.7%	7.2%	2.6%	3.5%	100.0%
1981- 85	84.8%	8.5%	3.4%	3.4%	100.0%
1986- 91	82.6%	8.8%	5.8%	2.8%	100.0%
<b>SE ASIA</b>					
TOTAL	81.9%	8.6%	6.2%	3.3%	100.0%
Non- immigrants	84.0%	6.2%	8.4%	1.3%	100.0%
All Immigrants	81.9%	8.6%	6.2%	3.3%	100.0%
Prior to 1966	77.5%	4.5%	4.1%	13.7%	99.8%
1966- 70	82.0%	5.3%	3.8%	8.8%	100.0%
1971- 75	87.2%	5.3%	3.1%	4.4%	100.0%
1976- 80	86.8%	6.9%	3.5%	2.7%	100.0%
1981- 85	82.7%	9.3%	5.2%	2.8%	100.0%
1986- 91	76.0%	11.2%	10.3%	2.4%	100.0%

... continued on next page

Table A2.1 cont'd.

	<u>Family</u>		<u>Non- Family</u>		<u>Total</u>
	<u>Census Family</u>	<u>Non- family w/Relatives</u>	<u>Non- family w/Non- relatives</u>	<u>Single Persons</u>	
<b>REST OF ASIA</b>					
TOTAL	85.9%	6.9%	2.9%	4.3%	100.0%
Non- immigrants	87.5%	3.7%	4.6%	4.1%	100.0%
All Immigrants	85.9%	6.9%	2.9%	4.3%	100.0%
Prior to 1966	82.7%	5.7%	1.7%	10.0%	100.0%
1966-70	86.2%	4.6%	2.0%	7.2%	100.0%
1971-75	88.6%	5.0%	2.0%	4.4%	100.0%
1976-80	86.5%	7.4%	1.9%	4.1%	100.0%
1981-85	86.1%	7.9%	2.2%	3.7%	100.0%
1986-91	85.0%	7.9%	4.2%	2.9%	100.0%
<b>AFRICA</b>					
TOTAL	81.4%	5.7%	4.6%	8.3%	100.0%
Non- immigrants	86.6%	2.4%	6.5%	4.3%	99.8%
All Immigrants	81.3%	5.7%	4.6%	8.4%	100.0%
Prior to 1966	80.8%	2.9%	2.7%	13.6%	100.0%
1966-70	81.8%	3.9%	3.4%	10.8%	100.0%
1971-75	86.9%	3.7%	2.5%	6.9%	100.0%
1976-80	86.3%	3.8%	2.9%	7.0%	100.0%
1981-85	82.6%	5.9%	4.1%	7.4%	100.0%
1986-91	74.9%	9.4%	7.7%	8.0%	100.0%
<b>CENTRAL &amp; S. AMERICA</b>					
TOTAL	85.2%	5.8%	4.1%	4.8%	100.0%
Non- immigrants	88.1%	3.1%	3.4%	5.3%	99.9%
All Immigrants	85.2%	5.9%	4.2%	4.8%	100.0%
Prior to 1966	83.4%	3.8%	2.3%	10.5%	100.0%
1966-70	83.9%	4.4%	3.6%	8.0%	100.0%
1971-75	86.9%	3.7%	3.7%	5.7%	100.0%
1976-80	85.4%	5.6%	3.6%	5.4%	100.0%
1981-85	85.3%	6.7%	3.9%	4.1%	100.0%
1986-91	84.6%	7.1%	5.1%	3.2%	100.0%
<b>CARIBBEAN AND BERMUDA</b>					
TOTAL	78.8%	7.9%	4.9%	8.4%	100.0%
Non- immigrants	88.1%	4.1%	4.1%	3.6%	100.0%
All Immigrants	78.7%	7.9%	4.9%	8.5%	100.0%
Prior to 1966	75.5%	4.5%	3.1%	16.8%	100.0%
1966-70	80.6%	4.8%	3.7%	10.9%	100.0%
1971-75	81.2%	5.9%	4.2%	8.6%	100.0%
1976-80	79.2%	7.8%	5.2%	7.9%	100.0%
1981-85	77.7%	10.0%	5.3%	7.0%	100.0%
1986-91	75.3%	12.8%	7.0%	4.9%	100.0%
<b>ALL OTHER</b>					
TOTAL	85.0%	2.7%	3.8%	8.5%	100.0%
Non- immigrants	85.1%	2.7%	3.8%	8.4%	100.0%
Immigrants	79.6%	2.8%	4.4%	13.2%	100.0%
Prior to 1966	69.5%	4.0%	3.0%	23.5%	100.0%
1966-70	80.0%	2.0%	5.5%	12.5%	100.0%
1971-75	81.1%	2.5%	5.8%	10.5%	100.0%
1976-80	84.8%	2.1%	5.1%	8.0%	100.0%
1981-85	86.5%	2.4%	4.1%	6.9%	100.0%
1986-91	89.6%	2.6%	3.6%	4.3%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A2.2**  
**Percent Distribution of Population by Living Arrangement**  
**Showing Place of Birth and Period of Immigration**  
**Montreal, 1991**

*Proportion of Population in Each Category*

	<u>Family</u>	<u>Non- Family</u>			<u>Total</u>
	<u>Census Family</u>	<u>Non- family w/Relatives</u>	<u>Non- family w/Non- relatives</u>	<u>Single Persons</u>	
<b>TOTAL</b>	81.8%	3.4%	3.9%	10.9%	100.0%
Non- immigrants	81.9%	2.9%	4.0%	11.2%	100.0%
All Immigrants	81.7%	5.7%	3.1%	9.5%	100.0%
Europe	82.6%	3.9%	2.2%	11.4%	100.0%
Asia	82.9%	7.9%	3.7%	5.4%	100.0%
South- east Asia	81.8%	9.8%	4.5%	3.8%	100.0%
Rest of Asia	83.4%	7.0%	3.4%	6.2%	100.0%
Africa	80.4%	5.4%	3.0%	11.2%	100.0%
Central & S. America	82.5%	6.0%	5.3%	6.3%	100.0%
Caribbean & Bermuda	77.1%	10.4%	3.7%	8.7%	100.0%
All Other	81.8%	2.9%	4.0%	11.2%	100.0%
All Other Imm.	76.5%	3.3%	4.9%	15.4%	100.0%
<b>TOTAL</b>	81.8%	3.4%	3.9%	10.9%	100.0%
Non- immigrants	81.9%	2.9%	4.0%	11.2%	100.0%
All Immigrants	81.7%	5.7%	3.1%	9.5%	100.0%
Prior to 1966	80.4%	3.8%	1.8%	14.0%	100.0%
1966- 70	83.9%	4.1%	2.3%	9.7%	100.0%
1971- 75	84.6%	4.4%	2.6%	8.4%	100.0%
1976- 80	83.1%	6.4%	3.1%	7.4%	100.0%
1981- 85	82.8%	7.5%	3.1%	6.6%	100.0%
1986- 91	79.5%	8.8%	5.4%	6.3%	100.0%
<b>EUROPE</b>					
TOTAL	82.5%	3.8%	2.2%	11.4%	100.0%
Non- immigrants	81.2%	1.2%	4.9%	12.5%	100.0%
All Immigrants	82.6%	3.9%	2.2%	11.4%	100.0%
Prior to 1966	81.1%	3.6%	1.6%	13.7%	100.0%
1966- 70	85.8%	3.4%	2.1%	8.6%	100.0%
1971- 75	86.0%	3.8%	2.1%	8.1%	100.0%
1976- 80	82.8%	4.2%	3.6%	9.4%	100.0%
1981- 85	83.7%	4.1%	3.5%	8.7%	100.0%
1986- 91	81.5%	6.0%	4.5%	8.0%	100.0%
<b>ASIA</b>					
TOTAL	82.9%	7.9%	3.7%	5.4%	100.0%
Non- immigrants	84.7%	8.0%	4.3%	3.1%	100.0%
All Immigrants	82.9%	7.9%	3.7%	5.4%	100.0%
Prior to 1966	80.4%	5.4%	2.5%	11.7%	100.0%
1966- 70	82.2%	5.1%	1.7%	11.0%	100.0%
1971- 75	86.2%	5.3%	2.1%	6.3%	100.0%
1976- 80	86.0%	7.2%	2.1%	4.7%	100.0%
1981- 85	83.9%	8.3%	3.0%	4.8%	100.0%
1986- 91	80.9%	9.3%	5.4%	4.4%	100.0%
<b>SE ASIA</b>					
TOTAL	81.8%	9.8%	4.5%	3.8%	100.0%
Non- immigrants	78.3%	10.9%	8.7%	4.3%	100.0%
All Immigrants	81.8%	9.8%	4.5%	3.8%	100.0%
Prior to 1966	67.6%	9.5%	4.1%	16.2%	100.0%
1966- 70	79.7%	7.5%	0.9%	11.3%	100.0%
1971- 75	85.4%	5.5%	3.4%	5.8%	100.0%
1976- 80	86.4%	7.8%	2.1%	3.6%	100.0%
1981- 85	84.1%	8.8%	3.4%	3.5%	100.0%
1986- 91	74.0%	14.8%	8.9%	2.3%	100.0%

...continued on next page

	Family	Non- Family			Total
	Census Family	Non- family w/Relatives	Non- family w/Non- relatives	Single Persons	
<b>REST OF ASIA</b>					
TOTAL	83.5%	7.0%	3.4%	6.2%	100.0%
Non- immigrants	87.2%	7.7%	2.6%	3.4%	100.0%
All Immigrants	83.4%	7.0%	3.4%	6.2%	100.0%
Prior to 1966	81.2%	5.1%	2.4%	11.3%	100.0%
1966- 70	82.7%	4.7%	1.8%	10.9%	100.0%
1971- 75	86.6%	5.2%	1.5%	6.7%	100.0%
1976- 80	85.7%	6.6%	2.1%	5.6%	100.0%
1981- 85	83.7%	7.6%	2.5%	6.2%	100.0%
1986- 91	82.6%	7.9%	4.6%	4.9%	100.0%
<b>AFRICA</b>					
TOTAL	80.5%	5.4%	3.0%	11.1%	100.0%
Non- immigrants	90.8%	0.0%	0.0%	9.2%	100.0%
All Immigrants	80.4%	5.4%	3.0%	11.2%	100.0%
Prior to 1966	82.8%	3.3%	1.9%	12.0%	100.0%
1966- 70	82.4%	5.0%	1.5%	11.0%	100.0%
1971- 75	83.5%	3.3%	2.2%	10.9%	100.0%
1976- 80	83.0%	4.0%	2.5%	10.5%	100.0%
1981- 85	82.8%	5.8%	1.8%	9.5%	100.0%
1986- 91	74.5%	8.2%	5.5%	11.7%	100.0%
<b>CENTRAL &amp; S. AMERICA</b>					
TOTAL	82.5%	5.9%	5.3%	6.3%	100.0%
Non- immigrants	80.3%	0.0%	9.1%	10.6%	100.0%
All Immigrants	82.5%	6.0%	5.3%	6.3%	100.0%
Prior to 1966	74.3%	3.4%	6.7%	16.2%	100.0%
1966- 70	84.3%	7.1%	3.5%	5.1%	100.0%
1971- 75	85.0%	4.1%	3.2%	7.7%	100.0%
1976- 80	82.9%	5.5%	4.7%	6.7%	100.0%
1981- 85	85.2%	6.1%	3.3%	5.4%	100.0%
1986- 91	80.8%	6.6%	6.9%	5.7%	100.0%
<b>CARIBBEAN AND BERMUDA</b>					
TOTAL	77.3%	10.4%	3.7%	8.7%	100.0%
Non- immigrants	91.3%	4.9%	1.9%	2.9%	100.0%
All Immigrants	77.1%	10.4%	3.7%	8.7%	100.0%
Prior to 1966	71.3%	5.8%	3.1%	19.8%	100.0%
1966- 70	78.2%	5.8%	3.6%	12.4%	100.0%
1971- 75	82.3%	6.3%	2.6%	8.8%	100.0%
1976- 80	78.4%	10.2%	3.6%	7.7%	100.0%
1981- 85	77.4%	12.7%	3.0%	6.8%	100.0%
1986- 91	71.6%	16.3%	5.5%	6.6%	100.0%
<b>ALL OTHER</b>					
TOTAL	81.8%	2.9%	4.0%	11.2%	100.0%
Non- immigrants	81.9%	2.9%	4.0%	11.2%	100.0%
Immigrants	76.5%	3.3%	4.9%	15.4%	100.0%
Prior to 1966	66.4%	5.8%	4.1%	23.6%	100.0%
1966- 70	74.9%	2.3%	6.5%	16.3%	100.0%
1971- 75	77.3%	1.0%	7.9%	13.8%	100.0%
1976- 80	83.5%	1.1%	5.2%	10.2%	100.0%
1981- 85	82.2%	4.4%	4.1%	9.2%	100.0%
1986- 91	88.5%	2.0%	2.2%	7.0%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A2.3**  
**Percent Distribution of Population by Living Arrangement**  
**Showing Place of Birth and Period of Immigration**  
**Toronto, 1991**

*Proportion of Population in Each Category*

	<u>Family</u>	<u>Non- Family</u>			<u>Total</u>
	<u>Census Family</u>	<u>Non- family w/Relatives</u>	<u>Non- family w/Non- relatives</u>	<u>Single Persons</u>	
<b>TOTAL</b>	83.60%	4.11%	4.56%	7.74%	100.00%
Non- immigrants	84.00%	2.98%	5.02%	8.01%	100.00%
All Immigrants	83.0%	5.9%	3.8%	7.3%	100.0%
Europe	83.3%	4.4%	3.0%	9.4%	100.0%
Asia	84.2%	7.8%	4.3%	3.6%	100.0%
South- east Asia	80.3%	9.2%	7.4%	3.1%	100.0%
Rest of Asia	85.6%	7.3%	3.3%	3.8%	100.0%
Africa	80.2%	7.0%	5.7%	7.0%	100.0%
Central & S. America	83.7%	7.5%	4.1%	4.8%	100.0%
Caribbean & Bermuda	79.0%	7.6%	5.5%	7.9%	100.0%
All Other	83.9%	3.0%	5.0%	8.1%	100.0%
All Other Imm.	79.9%	2.5%	5.9%	11.7%	100.0%
<b>TOTAL</b>	83.6%	4.1%	4.6%	7.7%	100.0%
Non- immigrants	84.0%	3.0%	5.0%	8.0%	100.0%
All Immigrants	83.0%	5.9%	3.8%	7.3%	100.0%
Prior to 1966	80.6%	4.3%	2.4%	12.8%	100.0%
1966- 70	85.3%	4.1%	3.2%	7.4%	100.0%
1971- 75	86.3%	4.7%	3.3%	5.8%	100.0%
1976- 80	84.8%	6.1%	3.6%	5.5%	100.0%
1981- 85	83.7%	7.6%	4.0%	4.8%	100.0%
1986- 91	81.3%	8.8%	6.4%	3.5%	100.0%
<b>EUROPE</b>					
TOTAL	83.2%	4.4%	3.0%	9.4%	100.0%
Non- immigrants	78.4%	4.3%	6.6%	10.7%	100.0%
All Immigrants	83.3%	4.4%	3.0%	9.4%	100.0%
Prior to 1966	81.0%	4.1%	2.3%	12.6%	100.0%
1966- 70	87.3%	3.7%	2.8%	6.2%	100.0%
1971- 75	87.2%	4.2%	3.1%	5.5%	100.0%
1976- 80	84.8%	4.7%	3.6%	6.9%	100.0%
1981- 85	84.4%	5.1%	3.9%	6.5%	100.0%
1986- 91	82.6%	6.4%	5.7%	5.3%	100.0%
<b>ASIA</b>					
TOTAL	84.3%	7.7%	4.4%	3.6%	100.0%
Non- immigrants	86.0%	3.5%	7.2%	3.3%	100.0%
All Immigrants	84.2%	7.8%	4.3%	3.6%	100.0%
Prior to 1966	81.1%	5.9%	2.6%	10.4%	100.0%
1966- 70	84.8%	5.2%	2.8%	7.2%	100.0%
1971- 75	88.5%	5.2%	2.2%	4.2%	100.0%
1976- 80	86.1%	7.2%	2.8%	3.8%	100.0%
1981- 85	84.7%	8.6%	3.5%	3.2%	100.0%
1986- 91	82.0%	9.1%	6.4%	2.5%	100.0%
<b>SE ASIA</b>					
TOTAL	80.3%	9.1%	7.4%	3.1%	100.0%
Non- immigrants	81.6%	4.4%	13.2%	0.0%	100.0%
All Immigrants	80.3%	9.2%	7.4%	3.1%	100.0%
Prior to 1966	72.3%	7.3%	5.1%	15.3%	100.0%
1966- 70	82.1%	5.4%	4.3%	8.1%	100.0%
1971- 75	87.0%	5.9%	3.3%	3.8%	100.0%
1976- 80	86.0%	7.3%	4.2%	2.5%	100.0%
1981- 85	81.4%	9.9%	6.0%	2.6%	100.0%
1986- 91	73.8%	11.6%	12.0%	2.6%	100.0%

...continued on next page

	Family	Non- Family			Total
	Census Family	Non- family w/Relatives	Non- family w/Non- relatives	Single Persons	
<b>REST OF ASIA</b>					
TOTAL	85.6%	7.2%	3.3%	3.8%	100.0%
Non- immigrants	87.2%	2.9%	5.2%	4.4%	100.0%
All Immigrants	85.6%	7.3%	3.3%	3.8%	100.0%
Prior to 1966	82.1%	5.8%	2.3%	9.8%	100.0%
1966- 70	85.3%	5.1%	2.5%	7.1%	100.0%
1971- 75	88.9%	5.0%	1.9%	4.2%	100.0%
1976- 80	86.3%	7.1%	2.0%	4.6%	100.0%
1981- 85	86.3%	8.0%	2.2%	3.5%	100.0%
1986- 91	84.5%	8.4%	4.8%	2.4%	100.0%
<b>AFRICA</b>					
TOTAL	80.3%	7.0%	5.7%	7.0%	100.0%
Non- immigrants	86.5%	4.5%	4.5%	3.4%	100.0%
All Immigrants	80.2%	7.0%	5.7%	7.0%	100.0%
Prior to 1966	80.5%	3.7%	3.4%	12.3%	100.0%
1966- 70	80.5%	3.3%	5.4%	10.9%	100.0%
1971- 75	87.6%	3.4%	2.6%	6.4%	100.0%
1976- 80	87.5%	3.8%	3.2%	5.5%	100.0%
1981- 85	80.1%	8.1%	4.6%	7.2%	100.0%
1986- 91	73.5%	11.1%	9.0%	6.4%	100.0%
<b>CENTRAL &amp; S. AMERICA</b>					
TOTAL	83.7%	7.4%	4.0%	4.8%	100.0%
Non- immigrants	89.8%	4.7%	0.0%	4.7%	100.0%
All Immigrants	83.7%	7.5%	4.1%	4.8%	100.0%
Prior to 1966	78.9%	7.2%	2.4%	11.4%	100.0%
1966- 70	81.7%	5.5%	3.4%	9.4%	100.0%
1971- 75	86.9%	4.2%	3.6%	5.3%	100.0%
1976- 80	83.7%	7.0%	3.7%	5.7%	100.0%
1981- 85	83.5%	8.9%	3.7%	4.0%	100.0%
1986- 91	82.6%	9.5%	5.1%	2.9%	100.0%
<b>CARIBBEAN AND BERMUDA</b>					
TOTAL	79.1%	7.6%	5.5%	7.9%	100.0%
Non- immigrants	84.8%	5.2%	6.1%	3.9%	100.0%
All Immigrants	79.0%	7.6%	5.5%	7.9%	100.0%
Prior to 1966	73.2%	5.8%	3.8%	17.3%	100.0%
1966- 70	80.3%	5.3%	3.9%	10.5%	100.0%
1971- 75	81.3%	6.0%	4.6%	8.0%	100.0%
1976- 80	80.2%	7.1%	5.6%	7.1%	100.0%
1981- 85	77.9%	8.8%	6.4%	7.0%	100.0%
1986- 91	76.4%	11.8%	7.6%	4.2%	100.0%
<b>ALL OTHER</b>					
TOTAL	83.9%	3.0%	5.0%	8.1%	100.0%
Non- immigrants	84.0%	3.0%	5.0%	8.0%	100.0%
Immigrants	79.9%	2.5%	5.9%	11.7%	100.0%
Prior to 1966	72.5%	3.8%	3.4%	20.3%	100.0%
1966- 70	76.6%	2.2%	7.4%	13.8%	100.0%
1971- 75	79.3%	2.0%	7.6%	11.1%	100.0%
1976- 80	83.3%	1.9%	7.7%	7.1%	100.0%
1981- 85	85.6%	2.5%	5.1%	6.6%	100.0%
1986- 91	89.9%	1.8%	5.2%	3.1%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A2.4**  
**Percent Distribution of Population by Living Arrangement**  
**Showing Place of Birth and Period of Immigration**  
**Vancouver, 1991**

*Proportion of Population in Each Category*

	<u>Family</u>	<u>Non- Family</u>			<u>Total</u>
	<u>Census Family</u>	<u>Non- family w/Relatives</u>	<u>Non- family w/Non- relatives</u>	<u>Single Persons</u>	
<b>TOTAL</b>	80.5%	3.4%	5.7%	10.4%	100.0%
Non- immigrants	79.9%	2.8%	6.5%	10.8%	100.0%
All Immigrants	81.8%	4.8%	3.9%	9.5%	100.0%
Europe	77.2%	3.1%	4.2%	15.5%	100.0%
Asia	86.4%	6.8%	3.0%	3.8%	100.0%
South- east Asia	83.2%	7.2%	6.1%	3.5%	100.0%
Rest of Asia	87.4%	6.6%	2.1%	3.9%	100.0%
Africa	85.4%	4.6%	3.4%	6.7%	100.0%
Central & S. America	82.7%	4.2%	7.1%	6.1%	100.0%
Caribbean & Bermuda	72.7%	6.2%	7.7%	13.3%	100.0%
All Other Imm.	78.9%	3.3%	5.7%	12.1%	100.0%
<b>TOTAL</b>	80.5%	3.4%	5.7%	10.4%	100.0%
Non- immigrants	79.9%	2.8%	6.5%	10.8%	100.0%
All Immigrants	81.8%	4.8%	3.9%	9.5%	100.0%
Prior to 1966	74.1%	3.7%	2.9%	19.2%	100.0%
1966- 70	81.8%	3.2%	4.5%	10.4%	100.0%
1971- 75	84.5%	4.5%	3.9%	7.1%	100.0%
1976- 80	84.9%	6.4%	3.3%	5.5%	100.0%
1981- 85	85.1%	6.1%	3.7%	5.1%	100.0%
1986- 91	86.1%	5.8%	5.1%	3.0%	100.0%
<b>EUROPE</b>					
TOTAL	77.2%	3.1%	4.3%	15.5%	100.0%
Non- immigrants	72.0%	3.7%	11.9%	12.1%	100.0%
All Immigrants	77.2%	3.1%	4.2%	15.5%	100.0%
Prior to 1966	73.5%	3.4%	2.9%	20.1%	100.0%
1966- 70	80.0%	2.5%	5.5%	12.0%	100.0%
1971- 75	82.5%	2.4%	6.0%	9.2%	100.0%
1976- 80	83.3%	2.8%	4.7%	9.1%	100.0%
1981- 85	83.4%	2.3%	5.0%	9.3%	100.0%
1986- 91	81.5%	3.4%	7.1%	8.0%	100.0%
<b>ASIA</b>					
TOTAL	86.4%	6.8%	3.0%	3.8%	100.0%
Non- immigrants	87.7%	6.2%	2.9%	3.3%	100.0%
All Immigrants	86.4%	6.8%	3.0%	3.8%	100.0%
Prior to 1966	81.8%	6.9%	1.8%	9.4%	100.0%
1966- 70	86.7%	4.7%	1.5%	7.1%	100.0%
1971- 75	87.8%	5.7%	2.1%	4.4%	100.0%
1976- 80	86.1%	8.4%	2.0%	3.4%	100.0%
1981- 85	86.3%	7.8%	2.5%	3.4%	100.0%
1986- 91	86.8%	6.5%	4.6%	2.2%	100.0%
<b>SE ASIA</b>					
TOTAL	83.2%	7.2%	6.1%	3.5%	100.0%
Non- immigrants	89.3%	5.4%	0.0%	3.6%	100.0%
All Immigrants	83.2%	7.2%	6.1%	3.5%	100.0%
Prior to 1966	78.3%	3.7%	5.1%	12.4%	100.0%
1966- 70	80.6%	5.0%	1.6%	12.3%	100.0%
1971- 75	87.8%	5.0%	2.9%	4.3%	100.0%
1976- 80	86.4%	7.4%	2.8%	3.4%	100.0%
1981- 85	83.8%	7.8%	5.5%	2.8%	100.0%
1986- 91	79.5%	8.2%	10.4%	1.8%	100.0%

...continued on next page



	Family	Non- Family			Total
	Census Family	Non- family w/Relatives	Non- family w/Non- relatives	Single Persons	
<b>REST OF ASIA</b>					
TOTAL	87.4%	6.6%	2.1%	3.9%	100.0%
Non- immigrants	87.3%	6.4%	2.7%	3.2%	100.0%
All Immigrants	87.4%	6.6%	2.1%	3.9%	100.0%
Prior to 1966	82.1%	7.2%	1.5%	9.2%	100.0%
1966- 70	87.6%	4.6%	1.5%	6.3%	100.0%
1971- 75	87.8%	5.8%	1.9%	4.4%	100.0%
1976- 80	86.0%	9.0%	1.7%	3.4%	100.0%
1981- 85	87.3%	7.8%	1.3%	3.6%	100.0%
1986- 91	88.9%	6.0%	2.9%	2.2%	100.0%
<b>AFRICA</b>					
TOTAL	85.4%	4.5%	3.5%	6.6%	100.0%
Non- immigrants	86.5%	0.0%	13.5%	0.0%	100.0%
All Immigrants	85.4%	4.6%	3.4%	6.7%	100.0%
Prior to 1966	75.0%	2.0%	7.5%	15.5%	100.0%
1966- 70	81.5%	3.9%	5.5%	9.4%	100.0%
1971- 75	87.6%	5.3%	1.5%	5.7%	100.0%
1976- 80	88.5%	4.0%	1.5%	5.7%	100.0%
1981- 85	79.7%	4.7%	6.0%	9.6%	100.0%
1986- 91	85.7%	4.7%	5.3%	4.0%	100.0%
<b>CENTRAL/S. AMERICA</b>					
TOTAL	82.7%	4.1%	7.1%	6.2%	100.0%
Non- immigrants	81.1%	0.0%	9.4%	7.5%	100.0%
All Immigrants	82.7%	4.2%	7.1%	6.1%	100.0%
Prior to 1966	83.2%	2.6%	2.6%	11.5%	100.0%
1966- 70	79.1%	3.4%	4.9%	11.7%	100.0%
1971- 75	79.8%	3.2%	7.3%	9.6%	100.0%
1976- 80	78.8%	6.9%	7.4%	6.9%	100.0%
1981- 85	84.2%	2.9%	7.4%	5.3%	100.0%
1986- 91	85.1%	4.1%	8.0%	2.8%	100.0%
<b>CARIBBEAN &amp; BERMUDA</b>					
TOTAL	73.0%	6.1%	7.8%	13.1%	100.0%
Non- immigrants	88.9%	0.0%	11.1%	0.0%	100.0%
All Immigrants	72.7%	6.2%	7.7%	13.3%	100.0%
Prior to 1966	74.4%	1.7%	2.3%	20.9%	100.0%
1966- 70	78.4%	3.2%	6.0%	12.8%	100.0%
1971- 75	69.9%	6.4%	7.6%	15.7%	100.0%
1976- 80	70.3%	8.1%	12.8%	8.7%	100.0%
1981- 85	68.6%	11.6%	11.6%	8.1%	100.0%
1986- 91	69.5%	11.4%	10.5%	7.6%	100.0%
<b>ALL OTHER</b>					
TOTAL	79.9%	2.8%	6.5%	10.8%	100.0%
Non- immigrants	79.9%	2.8%	6.5%	10.8%	100.0%
Immigrants	78.9%	3.3%	5.7%	12.1%	100.0%
Prior to 1966	66.4%	2.7%	4.5%	26.4%	100.0%
1966- 70	79.0%	2.0%	7.4%	11.5%	100.0%
1971- 75	77.8%	4.4%	6.2%	11.5%	100.0%
1976- 80	82.9%	2.8%	5.8%	8.6%	100.0%
1981- 85	83.4%	4.2%	6.0%	6.1%	100.0%
1986- 91	88.6%	3.5%	4.4%	3.5%	100.0%

---

Source: 1991 Census of Canada custom tabulations

**Table A3.1**  
**Average Household Size by Place of Birth, Period of Immigration**  
**and Age of Household Maintainer**  
**For Total Households, Canada, 1991**

	Age Categories						Total
	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	
<b>TOTAL</b>	2.1	2.8	3.4	3.0	2.3	1.8	2.7
Non-immigrants	2.1	2.7	3.3	2.9	2.2	1.7	2.6
All Immigrants	2.4	3.0	3.7	3.4	2.7	1.8	2.9
Europe	2.1	2.8	3.5	3.3	2.5	1.8	2.7
Asia	2.7	3.4	4.1	4.2	3.6	2.4	3.7
South East Asia	2.9	3.6	4.2	4.2	3.7	2.8	3.9
Rest of Asia	2.5	3.3	4.1	4.1	3.6	2.4	3.7
Africa	2.1	2.6	3.6	3.6	2.8	1.9	3.1
Central & S. America	2.6	3.3	3.9	3.7	2.9	2.1	3.4
Caribbean & Bermuda	2.3	3.0	3.6	3.4	2.8	2.2	3.1
All Other Places	2.1	2.7	3.3	2.9	2.2	1.7	2.6
<b>TOTAL</b>	2.1	2.8	3.4	3.0	2.3	1.8	2.7
Non-immigrants	2.1	2.7	3.3	2.9	2.2	1.7	2.6
All Immigrants	2.4	3.0	3.7	3.4	2.7	1.8	2.9
Prior to 1966	0.0	2.8	3.5	3.2	2.5	1.8	2.5
1966- 70	2.1	2.7	3.6	3.4	2.8	1.9	3.1
1971- 75	2.2	2.9	3.8	3.6	3.0	2.0	3.4
1976- 80	2.3	3.4	3.9	3.7	3.0	2.0	3.4
1981- 85	2.4	3.4	3.8	3.7	3.3	2.2	3.4
1986- 91	2.5	2.9	3.7	4.0	3.5	2.3	3.3
<b>EUROPE</b>							
TOTAL	2.1	2.8	3.5	3.3	2.5	1.8	2.7
Prior to 1966	0.0	2.9	3.5	3.2	2.5	1.8	2.4
1966- 70	2.1	2.7	3.7	3.3	2.7	1.9	3.1
1971- 75	2.1	2.9	3.7	3.4	2.7	1.8	3.2
1976- 80	2.1	3.1	3.6	3.3	2.6	1.8	3.1
1981- 86	2.1	3.0	3.4	3.2	2.5	1.7	3.0
1986- 91	2.1	2.7	3.4	3.3	2.4	1.7	2.9
<b>ASIA</b>							
TOTAL	2.7	3.4	4.1	4.2	3.6	2.4	3.7
Prior to 1966	0.0	2.5	3.8	3.8	3.3	2.0	3.1
1966- 70	2.2	2.7	4.0	3.9	3.3	2.2	3.5
1971- 75	2.2	3.2	4.2	4.2	3.6	2.3	3.9
1976- 80	2.8	3.8	4.4	4.4	3.8	2.5	4.0
1981- 85	2.8	3.8	4.2	4.3	4.0	2.8	3.9
1986- 91	2.7	3.1	3.9	4.4	4.1	3.1	3.6
<b>SE ASIA</b>							
TOTAL	2.9	3.6	4.2	4.2	3.7	2.8	3.9
Prior to 1966	0.0	3.2	3.6	3.1	2.3	2.0	2.6
1966- 70	2.4	2.5	3.5	3.6	2.9	2.1	3.3
1971- 75	2.0	3.0	4.1	4.0	3.6	2.6	3.8
1976- 80	3.0	3.9	4.6	4.7	4.1	2.8	4.2
1981- 85	3.0	3.8	4.3	4.6	4.0	3.0	4.0
1986- 91	2.9	3.4	4.0	4.4	4.4	3.4	3.7

*...cont'd. on next page*

	Age Categories						Total
	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	
<b>REST OF ASIA</b>							
TOTAL	2.5	3.3	4.1	4.1	3.6	2.4	3.7
Prior to 1966	0.0	2.5	3.8	3.9	3.4	2.0	3.2
1966- 70	2.2	2.8	4.1	3.9	3.3	2.2	3.6
1971- 75	2.3	3.2	4.3	4.2	3.6	2.2	3.9
1976- 80	2.4	3.7	4.3	4.1	3.7	2.4	3.8
1981- 85	2.7	3.8	4.1	4.2	4.0	2.8	3.8
1986- 91	2.6	3.0	3.9	4.4	4.0	3.1	3.6
<b>AFRICA</b>							
TOTAL	2.1	2.6	3.6	3.6	2.8	1.9	3.1
Prior to 1966	NA	2.4	3.2	3.2	2.6	1.9	2.7
1966- 70	2.1	2.4	3.4	3.4	2.8	1.8	3.0
1971- 75	2.1	2.7	3.8	3.6	3.1	2.1	3.4
1976- 80	2.0	2.9	3.7	3.7	2.8	1.9	3.3
1981- 85	2.3	2.8	3.6	3.8	2.7	1.9	3.1
1986- 91	2.0	2.5	3.6	4.1	3.1	2.1	2.9
<b>CENTRAL &amp; S. AMERICA</b>							
TOTAL	2.6	3.3	3.9	3.7	2.9	2.1	3.4
Prior to 1966	NA	3.2	3.7	3.4	2.5	1.9	3.0
1966- 70	2.2	2.8	3.6	3.4	2.9	2.1	3.2
1971- 75	2.3	3.1	3.9	3.8	3.0	2.1	3.5
1976- 80	2.5	3.2	3.9	3.6	2.7	2.1	3.4
1981- 85	2.7	3.6	3.9	3.8	3.2	2.4	3.6
1986- 91	2.8	3.3	4.1	4.0	3.3	2.5	3.5
<b>CARIBBEAN AND BERMUDA</b>							
TOTAL	2.3	3.0	3.6	3.4	2.8	2.2	3.1
Prior to 1966	NA	2.6	3.1	3.0	2.5	2.0	2.6
1966- 70	2.2	2.7	3.4	3.3	2.9	2.2	3.1
1971- 75	2.4	3.0	3.6	3.5	2.9	2.2	3.3
1976- 80	2.3	3.0	3.8	3.5	2.8	2.0	3.2
1981- 85	2.2	3.1	3.6	3.5	2.8	2.5	3.2
1986- 91	2.4	2.9	3.5	3.4	3.1	2.5	3.0
<b>ALL OTHER</b>							
TOTAL	2.1	2.7	3.3	2.9	2.2	1.7	2.6
Prior to 1966	NA	2.7	3.3	2.8	2.2	1.6	2.0
1966- 70	2.0	2.5	3.2	3.0	2.4	1.7	2.7
1971- 75	2.1	2.7	3.3	3.1	2.3	1.7	2.8
1976- 80	2.1	3.0	3.5	3.1	2.2	1.6	2.9
1981- 85	2.1	3.2	3.5	3.1	2.3	1.6	2.9
1986- 91	2.4	2.8	3.3	2.8	2.2	1.7	2.7

---

Source: 1991 Census of Canada custom tabulations

**Table A3.2**  
**Average Household Size by Place of Birth, Period of Immigration**  
**and Age of Household Maintainer**  
**For Total Households, Montreal, 1991**

	Age Categories						Total
	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	
<b>TOTAL</b>	1.9	2.5	3.0	2.8	2.3	1.7	2.5
Non- immigrants	1.9	2.4	2.9	2.6	2.1	1.7	2.4
All Immigrants	2.2	2.8	3.6	3.5	2.8	1.9	2.9
Europe	1.9	2.6	3.4	3.4	2.7	1.8	2.7
Asia	2.2	3.0	3.9	4.1	3.5	2.3	3.4
South East Asia	2.6	3.4	3.9	4.2	3.5	2.7	3.7
Rest of Asia	2.1	2.8	3.8	4.0	3.5	2.3	3.3
Africa	1.9	2.4	3.4	3.4	2.7	1.9	2.9
Central & S. America	2.5	3.0	3.6	3.3	2.5	2.0	3.1
Caribbean & Bermuda	2.3	3.0	3.7	3.5	2.8	2.1	3.2
All Other Places	1.9	2.4	2.9	2.6	2.1	1.7	2.4
<b>TOTAL</b>	1.9	2.5	3.0	2.8	2.3	1.7	2.5
Non- immigrants	1.9	2.4	2.9	2.6	2.1	1.7	2.4
All Immigrants	2.2	2.8	3.6	3.5	2.8	1.9	2.9
Prior to 1966	0.0	2.7	3.4	3.4	2.7	1.8	2.6
1966- 70	1.9	2.6	3.6	3.3	2.8	1.9	3.0
1971- 75	2.0	2.8	3.7	3.6	2.9	1.9	3.3
1976- 80	2.2	3.1	3.7	3.7	2.9	2.0	3.3
1981- 85	2.2	3.1	3.6	3.6	3.1	2.3	3.2
1986- 91	2.2	2.7	3.5	3.9	3.5	2.4	3.1
<b>EUROPE</b>							
<b>TOTAL</b>	1.9	2.6	3.4	3.4	2.7	1.8	2.7
Prior to 1966	NA	2.7	3.4	3.4	2.7	1.8	2.6
1966- 70	1.8	2.5	3.6	3.4	2.7	1.9	3.0
1971- 75	2.0	2.8	3.7	3.4	2.8	1.8	3.2
1976- 80	1.8	2.8	3.3	3.2	2.4	1.8	2.9
1981- 86	1.8	2.9	3.1	3.0	2.7	1.8	2.8
1986- 91	2.0	2.4	3.1	3.1	2.3	1.6	2.6
<b>ASIA</b>							
<b>TOTAL</b>	2.2	3.0	3.9	4.1	3.5	2.3	3.4
Prior to 1966	NA	2.4	3.4	3.5	3.1	1.9	2.8
1966- 70	1.7	2.7	3.9	3.7	3.1	1.9	3.3
1971- 75	1.7	2.9	4.0	4.1	3.3	2.1	3.6
1976- 80	2.4	3.3	4.0	4.3	3.7	2.3	3.7
1981- 85	2.4	3.3	3.8	4.1	3.6	2.8	3.5
1986- 91	2.3	2.9	3.7	4.5	3.9	3.1	3.4
<b>SE ASIA</b>							
<b>TOTAL</b>	2.6	3.4	3.9	4.2	3.5	2.7	3.7
Prior to 1966	NA	2.8	4.3	2.7	2.0	1.9	2.3
1966- 70	NA	3.1	3.0	3.3	2.7	2.0	3.1
1971- 75	1.6	3.1	3.8	4.1	3.4	2.7	3.6
1976- 80	2.5	3.4	4.2	4.8	3.8	2.4	3.8
1981- 85	2.7	3.5	4.0	4.3	3.7	2.7	3.7
1986- 91	3.0	3.4	3.7	4.4	3.9	3.2	3.6

... cont'd on next page

	Age Categories						Total
	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	
<b>REST OF ASIA</b>							
<b>TOTAL</b>	2.1	2.8	3.8	4.0	3.5	2.3	3.3
Prior to 1966	NA	2.3	3.3	3.5	3.3	1.9	2.9
1966-70	1.7	2.7	4.0	3.7	3.1	1.9	3.3
1971-75	1.8	2.8	4.1	4.1	3.2	2.0	3.6
1976-80	2.3	3.2	3.9	3.9	3.6	2.3	3.5
1981-85	2.2	3.0	3.7	3.9	3.6	2.9	3.3
1986-91	2.1	2.8	3.8	4.5	3.8	3.1	3.4
<b>AFRICA</b>							
<b>TOTAL</b>	1.9	2.4	3.4	3.4	2.7	1.9	2.9
Prior to 1966	NA	2.1	3.2	3.2	2.6	2.0	2.6
1966-70	1.7	2.6	3.4	3.3	2.8	1.8	3.0
1971-75	2.3	2.7	3.5	3.2	2.8	1.9	3.1
1976-80	2.2	2.8	3.5	3.6	2.5	1.8	3.1
1981-85	2.2	2.7	3.4	3.9	2.8	1.9	3.0
1986-91	1.8	2.3	3.4	4.0	3.5	2.2	2.8
<b>CENTRAL &amp; S. AMERICA</b>							
<b>TOTAL</b>	2.5	3.0	3.6	3.3	2.5	2.0	3.1
Prior to 1966	NA	3.3	3.4	2.8	1.8	1.7	2.5
1966-70	2.7	2.9	3.7	3.3	2.8	2.2	3.1
1971-75	1.9	3.0	3.4	3.3	2.5	2.1	3.2
1976-80	2.3	2.9	3.8	3.0	2.2	2.0	3.1
1981-85	2.7	3.3	3.5	3.5	2.6	2.4	3.3
1986-91	2.5	2.9	3.6	3.3	3.2	1.9	3.1
<b>CARIBBEAN AND BERMUDA</b>							
<b>TOTAL</b>	2.3	3.0	3.7	3.5	2.8	2.1	3.2
Prior to 1966	NA	2.7	2.8	2.9	2.4	1.9	2.4
1966-70	2.5	2.9	3.5	3.0	3.0	2.1	3.1
1971-75	2.1	2.8	3.8	3.8	3.1	2.4	3.5
1976-80	2.3	3.2	3.9	4.0	2.9	2.2	3.4
1981-85	2.2	3.2	3.9	3.7	2.9	2.4	3.3
1986-91	2.4	2.8	3.2	3.4	3.0	2.0	2.9
<b>ALL OTHER</b>							
<b>TOTAL</b>	1.9	2.4	2.9	2.6	2.1	1.7	2.4
Prior to 1966	NA	2.7	2.9	2.6	2.1	1.7	2.0
1966-70	2.2	2.0	2.8	2.7	2.7	1.9	2.5
1971-75	1.9	2.2	3.3	2.9	2.2	1.6	2.6
1976-80	1.8	3.2	2.9	3.0	2.8	1.6	2.8
1981-85	1.2	3.5	3.2	2.1	1.8	1.2	2.7
1986-91	2.5	2.7	2.6	2.2	2.0	2.0	2.5

Source: 1991 Census of Canada custom tabulations

**Table A3.3**  
**Average Household Size by Place of Birth, Period of Immigration**  
**and Age of Household Maintainer**  
**For Total Households, Toronto, 1991**

	Age Categories						Total
	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	
<b>TOTAL</b>	2.2	2.7	3.4	3.3	2.6	1.9	2.8
Non-immigrants	2.1	2.4	3.0	2.9	2.3	1.7	2.5
All Immigrants	2.5	3.1	3.7	3.6	2.9	2.0	3.1
Europe	2.3	2.9	3.6	3.5	2.8	1.9	2.9
Asia	2.9	3.4	4.1	4.1	3.7	2.4	3.7
South East Asia	3.1	3.7	4.2	4.1	3.9	2.8	3.9
Rest of Asia	2.8	3.3	4.0	4.2	3.7	2.4	3.7
Africa	2.2	2.6	3.6	3.8	3.0	2.0	3.2
Central & S. America	2.8	3.3	3.9	3.7	3.1	2.2	3.4
Caribbean & Bermuda	2.5	3.0	3.5	3.4	2.9	2.2	3.2
All Other Places	2.1	2.4	3.0	2.9	2.3	1.7	2.5
<b>TOTAL</b>	2.2	2.7	3.4	3.3	2.6	1.9	2.8
Non-immigrants	2.1	2.4	3.0	2.9	2.3	1.7	2.5
All Immigrants	2.5	3.1	3.7	3.6	2.9	2.0	3.1
Prior to 1966	0.0	2.9	3.5	3.4	2.7	1.9	2.7
1966-70	2.3	2.7	3.7	3.5	3.0	2.2	3.2
1971-75	2.4	3.0	3.9	3.8	3.2	2.1	3.5
1976-80	2.5	3.4	3.9	3.7	3.1	2.1	3.5
1981-85	2.7	3.4	3.8	3.7	3.5	2.4	3.4
1986-91	2.6	3.0	3.7	4.0	3.7	2.5	3.4
<b>EUROPE</b>							
<b>TOTAL</b>	2.3	2.9	3.6	3.5	2.8	1.9	2.9
Prior to 1966	NA	3.0	3.5	3.4	2.7	1.9	2.7
1966-70	2.3	2.8	3.8	3.5	3.0	2.2	3.3
1971-75	2.4	3.1	3.8	3.6	3.0	2.0	3.4
1976-80	2.4	3.2	3.6	3.3	2.8	1.8	3.2
1981-86	2.4	3.0	3.2	3.2	2.7	1.7	3.0
1986-91	2.2	2.7	3.4	3.3	2.7	1.8	3.0
<b>ASIA</b>							
<b>TOTAL</b>	2.9	3.4	4.1	4.1	3.7	2.4	3.7
Prior to 1966	NA	2.6	3.7	3.8	3.3	2.0	3.2
1966-70	1.9	2.6	3.8	3.8	3.3	2.2	3.5
1971-75	2.4	3.1	4.2	4.2	3.8	2.2	3.9
1976-80	2.8	3.8	4.4	4.3	3.6	2.3	3.9
1981-85	3.0	3.8	4.2	4.2	4.2	2.9	3.9
1986-91	2.9	3.2	3.8	4.4	4.3	3.2	3.6
<b>SE ASIA</b>							
<b>TOTAL</b>	3.1	3.7	4.2	4.1	3.9	2.8	3.9
Prior to 1966	NA	3.9	3.6	3.0	2.3	1.7	2.5
1966-70	NA	2.4	3.4	3.6	3.1	2.1	3.4
1971-75	2.5	3.2	4.2	4.0	4.0	2.4	3.9
1976-80	3.0	4.1	4.7	4.6	4.1	2.9	4.3
1981-85	3.2	3.9	4.4	4.2	4.5	3.1	4.0
1986-91	3.2	3.2	3.8	4.4	4.6	3.4	3.6

... cont'd. on next page

Table A3.3 cont'd.

	Age Categories						Total
	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	
<b>REST OF ASIA</b>							
<b>TOTAL</b>	2.8	3.3	4.0	4.2	3.7	2.4	3.7
Prior to 1966	NA	2.5	3.7	3.9	3.4	2.0	3.2
1966-70	1.9	2.7	3.9	3.9	3.4	2.2	3.5
1971-75	2.4	3.1	4.2	4.2	3.8	2.2	3.9
1976-80	2.4	3.5	4.2	4.2	3.5	2.2	3.7
1981-85	2.9	3.8	4.1	4.2	4.1	2.8	3.8
1986-91	2.8	3.2	3.8	4.4	4.2	3.1	3.6
<b>AFRICA</b>							
<b>TOTAL</b>	2.2	2.6	3.6	3.8	3.0	2.0	3.2
Prior to 1966	NA	2.6	3.2	3.5	2.8	2.0	2.8
1966-70	2.3	2.3	3.3	3.6	2.8	1.9	3.0
1971-75	2.0	2.5	3.8	3.7	3.2	2.1	3.4
1976-80	2.3	3.1	3.7	4.0	3.2	1.7	3.5
1981-85	2.2	2.6	3.6	3.8	2.9	2.1	3.1
1986-91	2.2	2.6	3.6	4.0	3.0	2.2	3.0
<b>CENTRAL &amp; S. AMERICA</b>							
<b>TOTAL</b>	2.8	3.3	3.9	3.7	3.1	2.2	3.4
Prior to 1966	NA	2.5	3.4	3.3	2.8	2.1	2.9
1966-70	2.3	2.6	3.5	3.3	2.8	2.1	3.1
1971-75	2.4	3.0	3.9	3.9	3.1	2.2	3.6
1976-80	2.6	3.4	3.9	3.6	2.9	2.2	3.5
1981-85	3.1	3.6	4.1	3.6	3.3	2.4	3.6
1986-91	3.0	3.2	3.9	4.0	3.3	2.6	3.5
<b>CARIBBEAN AND BERMUDA</b>							
<b>TOTAL</b>	2.5	3.0	3.5	3.4	2.9	2.2	3.2
Prior to 1966	NA	2.5	2.9	3.0	2.5	2.2	2.7
1966-70	2.6	2.8	3.3	3.3	3.0	2.2	3.2
1971-75	2.6	3.1	3.6	3.4	3.0	2.2	3.3
1976-80	2.4	3.0	3.7	3.5	2.8	1.9	3.2
1981-85	2.2	3.1	3.4	3.5	2.8	2.6	3.1
1986-91	2.5	3.0	3.6	3.3	3.2	2.8	3.1
<b>ALL OTHER</b>							
<b>TOTAL</b>	2.1	2.4	3.0	2.9	2.3	1.7	2.5
Prior to 1966	NA	2.4	2.9	2.8	2.3	1.6	2.2
1966-70	1.7	2.2	2.9	2.9	2.2	1.8	2.6
1971-75	2.0	2.2	3.1	3.1	2.4	1.9	2.8
1976-80	2.2	3.0	3.4	3.0	2.0	1.5	2.9
1981-85	2.0	3.0	3.7	3.1	2.6	1.4	3.0
1986-91	1.9	2.7	3.3	3.0	2.0	1.4	2.8

Source: 1991 Census of Canada custom tabulations

**Table A3.4**  
**Average Household Size by Place of Birth, Period of Immigration**  
**and Age of Household Maintainer**  
**For Total Households, Vancouver, 1991**

	Age Categories						Total
	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	
<b>TOTAL</b>	2.1	2.5	3.2	3.0	2.4	1.7	2.6
Non- immigrants	2.0	2.4	2.9	2.7	2.1	1.7	2.4
All Immigrants	2.3	3.0	3.7	3.4	2.8	1.8	3.0
Europe	1.9	2.5	3.2	2.9	2.3	1.7	2.4
Asia	2.7	3.5	4.2	4.3	3.8	2.5	3.8
South East Asia	2.8	3.5	4.2	4.3	3.8	2.8	3.8
Rest of Asia	2.6	3.4	4.2	4.2	3.8	2.5	3.8
Africa	2.1	2.7	3.6	3.5	2.9	2.1	3.1
Central & S. America	2.5	2.9	3.6	3.7	2.0	1.7	3.1
Caribbean & Bermuda	1.8	2.6	3.4	2.9	2.3	1.8	2.7
All Other Places	2.0	2.4	2.9	2.7	2.1	1.7	2.4
<b>TOTAL</b>	2.1	2.5	3.2	3.0	2.4	1.7	2.6
Non- immigrants	2.0	2.4	2.9	2.7	2.1	1.7	2.4
All Immigrants	2.3	3.0	3.7	3.4	2.8	1.8	3.0
Prior to 1966	0.0	2.5	3.2	3.0	2.5	1.7	2.4
1966- 70	2.1	2.6	3.6	3.2	2.8	2.0	3.0
1971- 75	2.0	2.9	3.8	3.7	3.2	2.1	3.4
1976- 80	2.4	3.5	4.0	3.7	3.4	2.2	3.5
1981- 85	2.3	3.6	3.8	4.0	3.7	2.5	3.6
1986- 91	2.5	2.8	3.9	4.2	3.8	2.6	3.4
<b>EUROPE</b>							
<b>TOTAL</b>	1.9	2.5	3.2	2.9	2.3	1.7	2.4
Prior to 1966	NA	2.6	3.1	2.9	2.3	1.7	2.3
1966- 70	1.9	2.4	3.3	3.0	2.5	1.7	2.8
1971- 75	2.1	2.6	3.3	3.1	2.7	1.8	2.9
1976- 80	1.8	2.7	3.3	3.1	2.4	1.7	2.8
1981- 86	1.5	2.5	3.2	3.2	2.2	1.9	2.8
1986- 91	2.1	2.3	3.2	2.8	2.1	1.7	2.6
<b>ASIA</b>							
<b>TOTAL</b>	2.7	3.5	4.2	4.3	3.8	2.5	3.8
Prior to 1966	NA	2.5	4.2	4.1	3.6	2.0	3.4
1966- 70	2.6	3.0	4.2	4.0	3.6	2.3	3.7
1971- 75	2.1	3.2	4.3	4.2	3.9	2.5	3.9
1976- 80	3.2	4.0	4.5	4.3	3.9	2.5	4.0
1981- 85	2.8	4.2	4.2	4.6	4.2	2.9	4.1
1986- 91	2.7	3.0	4.0	4.4	4.0	3.0	3.7
<b>SE ASIA</b>							
<b>TOTAL</b>	2.8	3.5	4.2	4.3	3.8	2.8	3.8
Prior to 1966	NA	4.0	3.3	3.4	2.8	1.8	2.8
1966- 70	NA	2.5	3.5	3.8	2.9	2.2	3.2
1971- 75	1.8	2.6	4.1	4.3	4.0	3.2	3.8
1976- 80	3.4	3.8	4.3	4.5	4.3	2.4	4.0
1981- 85	3.1	4.0	4.0	5.2	4.3	3.4	4.1
1986- 91	2.9	3.3	4.3	4.4	4.2	3.6	3.9

... cont'd. on next page



	Age Categories						Total
	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	
<b>REST OF ASIA</b>							
<b>TOTAL</b>	2.6	3.4	4.2	4.2	3.8	2.5	3.8
Prior to 1966	NA	2.4	4.2	4.2	3.6	2.1	3.4
1966-70	2.7	3.1	4.3	4.1	3.7	2.4	3.7
1971-75	2.4	3.4	4.4	4.2	3.8	2.4	3.9
1976-80	2.9	4.1	4.6	4.2	3.8	2.6	4.0
1981-85	2.6	4.4	4.3	4.4	4.2	2.8	4.1
1986-91	2.6	2.8	3.9	4.4	3.9	2.9	3.7
<b>AFRICA</b>							
<b>TOTAL</b>	2.1	2.7	3.6	3.5	2.9	2.1	3.1
Prior to 1966	NA	2.2	2.7	3.1	2.5	1.9	2.6
1966-70	1.5	2.5	3.3	2.9	2.7	2.5	2.8
1971-75	2.7	2.6	3.7	3.6	3.0	2.2	3.3
1976-80	1.9	2.9	3.7	3.4	2.7	2.2	3.2
1981-85	1.7	2.5	3.7	3.1	3.0	1.5	3.0
1986-91	2.1	2.8	3.4	4.2	3.0	1.4	3.1
<b>CENTRAL &amp; S. AMERICA</b>							
<b>TOTAL</b>	2.5	2.9	3.6	3.7	2.0	1.7	3.1
Prior to 1966	NA	3.0	3.6	3.4	2.1	1.6	2.8
1966-70	2.0	2.8	3.5	3.3	1.9	1.0	3.0
1971-75	1.8	2.7	3.5	3.6	2.2	1.7	3.0
1976-80	3.8	2.8	3.3	3.3	1.8	1.7	3.0
1981-85	2.3	3.2	3.7	4.9	1.2	1.2	3.2
1986-91	2.7	2.9	3.9	4.2	2.5	3.3	3.4
<b>CARIBBEAN AND BERMUDA</b>							
<b>TOTAL</b>	1.8	2.6	3.4	2.9	2.3	1.8	2.7
Prior to 1966	NA	2.8	3.4	2.8	2.3	1.8	2.5
1966-70	NA	2.5	3.0	2.8	2.5	2.0	2.7
1971-75	1.6	2.8	3.4	3.1	1.9	1.8	2.9
1976-80	NA	2.3	3.8	2.4	2.6	1.5	2.7
1981-85	2.2	3.8	3.2	0.0	0.0	1.8	3.1
1986-91	1.5	2.3	0.0	4.3	0.0	0.0	2.5
<b>ALL OTHER</b>							
<b>TOTAL</b>	2.0	2.4	2.9	2.7	2.1	1.7	2.4
Prior to 1966	NA	2.0	3.2	2.6	2.2	1.5	2.0
1966-70	2.2	2.5	3.0	3.0	2.6	1.7	2.8
1971-75	1.9	2.9	3.3	3.4	2.4	1.8	3.0
1976-80	1.9	3.2	3.5	3.3	2.6	2.0	3.0
1981-85	2.3	3.3	3.2	3.0	3.0	1.9	3.0
1986-91	2.4	2.7	3.5	3.3	2.9	1.8	2.9

Source: 1991 Census of Canada custom tabulations

**Table A4.1**  
**Household Type by Period of Immigration and Place of Birth**  
**For Total Households, Canada, 1991**

*Proportion of Households in Each Household Type*

	Non- family Households		Family Households				Total %
	Single Person	Other	Husb/Wife No Child	Husb/Wife w/Child	Lone Parent	Multiple Family	
TOTAL	22.8%	4.8%	24.9%	37.4%	9.0%	1.1%	100.0%
Non- immigrants	23.5%	5.1%	25.3%	36.4%	9.1%	0.6%	100.0%
All Immigrants	20.0%	4.0%	23.3%	41.2%	8.5%	2.9%	100.0%
Europe	22.3%	3.2%	28.2%	37.8%	6.9%	1.6%	100.0%
Asia	11.3%	5.3%	13.2%	54.8%	7.7%	7.7%	100.0%
South East Asia	10.4%	7.9%	11.0%	51.5%	11.1%	8.1%	100.0%
Rest of Asia	11.6%	4.3%	13.9%	56.0%	6.5%	7.6%	100.0%
Africa	18.9%	6.1%	16.6%	47.1%	8.8%	2.5%	100.0%
Central & S.Ameri	13.3%	5.3%	12.6%	49.8%	15.4%	3.7%	100.0%
Caribbean & Berm	18.5%	5.7%	11.2%	36.7%	25.5%	2.4%	100.0%
All Other Places	28.9%	5.0%	26.0%	30.5%	8.6%	1.0%	100.0%
TOTAL	22.8%	4.8%	24.9%	37.4%	9.0%	1.1%	100.0%
Non- immigrants	23.5%	5.1%	25.3%	36.4%	9.1%	0.6%	100.0%
All Immigrants	20.0%	4.0%	23.3%	41.2%	8.5%	2.9%	100.0%
Prior to 1966	26.1%	2.9%	32.2%	30.6%	6.7%	1.5%	100.0%
1966-70	16.4%	3.6%	19.0%	49.0%	9.5%	2.4%	100.0%
1971-75	14.6%	3.8%	14.4%	52.7%	10.7%	3.8%	100.0%
1976-80	14.3%	4.3%	14.4%	50.7%	11.0%	5.2%	100.0%
1981-85	14.6%	5.0%	15.5%	48.0%	10.7%	6.3%	100.0%
1986-91	14.3%	8.0%	16.0%	48.8%	8.9%	4.0%	100.0%
EUROPE							
TOTAL	22.3%	3.2%	28.2%	37.8%	6.9%	1.6%	100.0%
Non- immigrants	26.3%	6.9%	25.2%	33.9%	7.1%	0.7%	100.0%
All Immigrants	22.3%	3.2%	28.2%	37.8%	6.9%	1.6%	100.0%
Prior to 1966	25.7%	2.8%	33.1%	30.6%	6.4%	1.4%	100.0%
1966-70	15.5%	3.2%	21.1%	49.9%	8.2%	2.1%	100.0%
1971-75	15.3%	3.4%	17.6%	53.0%	8.2%	2.4%	100.0%
1976-80	16.4%	3.9%	18.2%	51.7%	8.0%	1.8%	100.0%
1981-86	17.9%	4.1%	19.1%	49.6%	7.3%	2.0%	100.0%
1986-91	18.0%	5.6%	19.6%	49.5%	5.8%	1.5%	100.0%
ASIA							
TOTAL	11.3%	5.3%	13.2%	54.8%	7.7%	7.7%	100.0%
Non- immigrants	16.3%	8.8%	20.3%	45.0%	6.6%	3.1%	100.0%
All Immigrants	11.3%	5.3%	13.2%	54.8%	7.7%	7.7%	100.0%
Prior to 1966	17.7%	3.2%	20.6%	46.8%	7.8%	3.9%	100.0%
1966-70	14.2%	3.3%	12.3%	57.5%	7.8%	4.8%	100.0%
1971-75	9.9%	3.1%	10.4%	62.1%	7.1%	7.3%	100.0%
1976-80	9.8%	3.8%	11.9%	55.6%	8.5%	10.4%	100.0%
1981-85	10.3%	5.3%	13.2%	50.8%	8.3%	12.0%	100.0%
1986-91	10.6%	8.9%	13.8%	53.2%	7.3%	6.2%	100.0%
SE ASIA							
TOTAL	10.3%	8.0%	11.0%	51.5%	11.1%	8.1%	100.0%
Non- immigrants	9.2%	16.9%	7.7%	53.8%	12.3%	0.0%	100.0%
All Immigrants	10.4%	7.9%	11.0%	51.5%	11.1%	8.1%	100.0%
Prior to 1966	25.0%	5.4%	28.5%	30.4%	9.5%	1.2%	100.0%
1966-70	18.5%	5.6%	11.4%	47.8%	12.3%	4.3%	100.0%
1971-75	10.6%	4.8%	9.7%	59.9%	8.0%	7.1%	100.0%
1976-80	7.7%	5.1%	9.7%	56.0%	10.6%	10.8%	100.0%
1981-85	9.3%	7.5%	11.1%	49.7%	12.4%	10.0%	100.0%
1986-91	10.4%	14.3%	11.2%	45.8%	12.5%	5.7%	100.0%

... cont'd. on next page

Table A4.1 cont'd.

	Non- family Households		Family Households				Total %
	Single Person	Other	Husb/Wife No Child	Husb/Wife w/Child	Lone Parent	Multiple Family	
<b>REST OF ASIA</b>							
TOTAL	11.7%	4.3%	14.0%	55.9%	6.5%	7.6%	100.0%
Non- immigrants	18.0%	7.1%	23.5%	42.4%	5.1%	3.9%	100.0%
All Immigrants	11.6%	4.3%	13.9%	56.0%	6.5%	7.6%	100.0%
Prior to 1966	17.0%	3.0%	19.8%	48.4%	7.6%	4.2%	100.0%
1966-70	13.5%	2.9%	12.5%	59.2%	7.1%	4.8%	100.0%
1971-75	9.7%	2.7%	10.7%	62.7%	6.8%	7.4%	100.0%
1976-80	11.3%	2.8%	13.5%	55.3%	7.0%	10.2%	100.0%
1981-85	11.0%	4.0%	14.5%	51.4%	6.0%	13.1%	100.0%
1986-91	10.6%	7.3%	14.5%	55.4%	5.7%	6.4%	100.0%
<b>AFRICA</b>							
TOTAL	18.9%	6.2%	16.6%	47.1%	8.8%	2.4%	100.0%
Non- immigrants	17.5%	12.7%	16.7%	46.0%	7.1%	0.0%	100.0%
All Immigrants	18.9%	6.1%	16.6%	47.1%	8.8%	2.5%	100.0%
Prior to 1966	22.4%	2.2%	25.6%	39.3%	9.7%	0.7%	100.0%
1966-70	19.4%	3.9%	19.7%	47.6%	7.8%	1.6%	100.0%
1971-75	14.8%	3.3%	13.4%	55.6%	9.5%	3.4%	100.0%
1976-80	16.5%	3.9%	13.1%	53.4%	9.5%	3.5%	100.0%
1981-85	17.4%	6.4%	15.2%	47.9%	9.5%	3.6%	100.0%
1986-91	22.2%	12.6%	16.3%	39.4%	7.7%	1.8%	100.0%
<b>CENTRAL &amp; S. AMERICA</b>							
TOTAL	13.4%	5.3%	12.6%	49.8%	15.2%	3.6%	100.0%
Non- immigrants	21.4%	7.5%	17.4%	46.8%	7.0%	0.0%	100.0%
All Immigrants	13.3%	5.3%	12.6%	49.8%	15.4%	3.7%	100.0%
Prior to 1966	18.9%	3.4%	21.4%	42.3%	12.1%	1.9%	100.0%
1966-70	15.8%	5.5%	13.8%	48.8%	13.8%	2.3%	100.0%
1971-75	13.1%	3.8%	10.6%	53.7%	14.8%	4.0%	100.0%
1976-80	13.5%	5.3%	11.0%	49.1%	16.4%	4.6%	100.0%
1981-85	11.9%	5.0%	12.0%	50.2%	16.4%	4.4%	100.0%
1986-91	11.7%	7.0%	12.3%	49.7%	15.9%	3.4%	100.0%
<b>CARIBBEAN AND BERMUDA</b>							
TOTAL	18.5%	5.7%	11.3%	36.7%	25.4%	2.4%	100.0%
Non- immigrants	15.2%	9.1%	13.6%	40.2%	19.7%	2.3%	100.0%
All Immigrants	18.5%	5.7%	11.2%	36.7%	25.5%	2.4%	100.0%
Prior to 1966	27.4%	4.7%	19.8%	29.8%	15.7%	2.5%	100.0%
1966-70	19.0%	4.5%	10.8%	41.6%	21.7%	2.5%	100.0%
1971-75	16.4%	4.8%	9.4%	40.9%	26.1%	2.4%	100.0%
1976-80	17.5%	6.2%	9.1%	36.8%	28.5%	2.0%	100.0%
1981-85	17.3%	6.8%	10.1%	30.2%	32.8%	2.8%	100.0%
1986-91	17.8%	8.6%	13.5%	30.0%	27.3%	2.8%	100.0%
<b>ALL OTHER</b>							
TOTAL	23.6%	5.1%	25.3%	36.3%	9.1%	0.6%	100.0%
Non- immigrants	23.5%	5.1%	25.3%	36.4%	9.1%	0.6%	100.0%
Immigrants	28.9%	5.0%	26.0%	30.5%	8.6%	1.0%	100.0%
Prior to 1966	38.9%	4.4%	30.4%	18.6%	7.3%	0.5%	100.0%
1966-70	23.7%	5.2%	23.7%	35.6%	10.7%	1.0%	100.0%
1971-75	23.2%	6.2%	21.4%	38.4%	9.3%	1.5%	100.0%
1976-80	21.6%	5.8%	21.4%	39.7%	10.1%	1.5%	100.0%
1981-85	22.2%	4.6%	22.6%	40.0%	8.7%	1.8%	100.0%
1986-91	18.6%	4.2%	31.1%	38.9%	5.9%	1.3%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A4.2**  
**Household Type by Period of Immigration and Place of Birth**  
**For Total Households, Montreal, 1991**

*Proportion of Households in Each Household Type*

	Non- Family Households		Family Households				Total
	Single Person	Other	Husb/Wife No Child	Husb/Wife w/Child	Lone Parent	Multiple Family	
<b>TOTAL</b>	27.0%	5.4%	23.2%	33.4%	10.3%	0.7%	100.0%
Non- Immigrants	28.7%	5.6%	24.0%	31.0%	10.2%	0.4%	100.0%
All Immigrants	20.1%	4.3%	19.9%	43.1%	10.8%	1.8%	100.0%
Europe	21.2%	2.6%	25.1%	42.3%	7.6%	1.2%	100.0%
Asia	15.1%	7.2%	12.8%	52.0%	8.9%	4.0%	100.0%
South East Asia	11.5%	8.9%	11.2%	50.6%	12.8%	5.0%	100.0%
Rest of Asia	16.4%	6.6%	13.5%	52.6%	7.3%	3.6%	100.0%
Africa	22.6%	4.3%	17.4%	44.9%	9.5%	1.3%	100.0%
Central & S. America	16.4%	7.2%	12.5%	43.9%	18.0%	2.0%	100.0%
Caribbean & Bermuda	18.9%	5.7%	8.8%	35.2%	29.5%	2.0%	100.0%
All Other Places	34.2%	5.4%	25.5%	26.7%	7.6%	0.6%	100.0%
<b>TOTAL</b>	27.0%	5.4%	23.2%	33.4%	10.3%	0.7%	100.0%
Non- Immigrants	28.7%	5.6%	24.0%	31.0%	10.2%	0.4%	100.0%
All Immigrants	20.1%	4.3%	19.9%	43.1%	10.8%	1.8%	100.0%
Prior to 1966	23.7%	2.4%	29.1%	36.1%	7.5%	1.2%	100.0%
1966- 70	17.9%	3.1%	16.6%	50.5%	10.6%	1.3%	100.0%
1971- 75	16.7%	3.2%	13.3%	50.9%	13.8%	2.2%	100.0%
1976- 80	17.2%	4.8%	12.2%	48.0%	15.1%	2.8%	100.0%
1981- 85	17.3%	6.0%	13.7%	44.0%	15.6%	3.3%	100.0%
1986- 91	19.7%	9.5%	14.0%	43.8%	10.8%	2.1%	100.0%
<b>EUROPE</b>							
<b>TOTAL</b>	21.3%	2.6%	25.1%	42.1%	7.6%	1.2%	100.0%
Non- immigrants	35.8%	4.0%	26.5%	27.0%	6.6%	0.0%	100.0%
All Immigrants	21.2%	2.6%	25.1%	42.3%	7.6%	1.2%	100.0%
Prior to 1966	23.1%	2.2%	29.7%	36.9%	6.9%	1.2%	100.0%
1966- 70	16.1%	2.8%	18.5%	53.0%	8.6%	1.1%	100.0%
1971- 75	16.3%	2.4%	16.9%	54.0%	8.9%	1.4%	100.0%
1976- 80	20.0%	3.7%	16.3%	48.5%	10.3%	1.1%	100.0%
1981- 86	20.3%	4.3%	17.8%	47.5%	8.1%	2.0%	100.0%
1986- 91	23.7%	5.3%	19.4%	43.6%	7.3%	0.7%	100.0%
<b>ASIA</b>							
<b>TOTAL</b>	15.1%	7.3%	12.8%	52.0%	8.9%	4.0%	100.0%
Non- immigrants	19.2%	23.1%	7.7%	38.5%	11.5%	0.0%	100.0%
All Immigrants	15.1%	7.2%	12.8%	52.0%	8.9%	4.0%	100.0%
Prior to 1966	20.0%	3.7%	23.8%	40.5%	10.1%	1.8%	100.0%
1966- 70	20.1%	3.3%	10.2%	53.7%	9.6%	3.2%	100.0%
1971- 75	13.5%	2.9%	11.3%	60.8%	7.4%	4.0%	100.0%
1976- 80	12.6%	5.5%	11.4%	56.3%	8.8%	5.5%	100.0%
1981- 85	14.1%	6.8%	12.9%	48.9%	11.4%	5.9%	100.0%
1986- 91	15.0%	11.6%	12.4%	50.1%	7.8%	3.2%	100.0%
<b>SE ASIA</b>							
<b>TOTAL</b>	11.6%	8.9%	11.2%	50.6%	12.7%	5.0%	100.0%
Non- immigrants	33.3%	33.3%	0.0%	33.3%	0.0%	0.0%	100.0%
All Immigrants	11.5%	8.9%	11.2%	50.6%	12.8%	5.0%	100.0%
Prior to 1966	28.9%	11.1%	20.0%	22.2%	17.8%	0.0%	100.0%
1966- 70	23.3%	7.8%	8.7%	42.7%	15.5%	1.9%	100.0%
1971- 75	12.5%	4.4%	10.2%	60.9%	7.0%	4.9%	100.0%
1976- 80	10.3%	6.2%	10.4%	58.3%	9.5%	5.3%	100.0%
1981- 85	11.5%	7.2%	11.9%	47.7%	15.6%	6.0%	100.0%
1986- 91	9.0%	17.9%	11.6%	40.8%	16.4%	4.2%	100.0%

... cont'd. on next page

	Non- Family Households		Family Households				Total
	Single Person	Other	Husb/Wife No Child	Husb/Wife w/Child	Lone Parent	Multiple Family	
<b>REST OF ASIA</b>							
TOTAL	16.4%	6.6%	13.4%	52.5%	7.3%	3.6%	100.0%
Non- immigrants	20.0%	15.0%	10.0%	45.0%	10.0%	0.0%	100.0%
All Immigrants	16.4%	6.6%	13.5%	52.6%	7.3%	3.6%	100.0%
Prior to 1966	19.2%	3.3%	24.2%	41.5%	9.7%	2.1%	100.0%
1966- 70	19.5%	2.5%	10.3%	55.7%	8.5%	3.5%	100.0%
1971- 75	13.9%	2.3%	12.0%	60.9%	7.5%	3.5%	100.0%
1976- 80	14.8%	4.8%	12.2%	54.6%	8.1%	5.4%	100.0%
1981- 85	16.6%	6.3%	13.9%	50.0%	7.5%	5.7%	100.0%
1986- 91	16.2%	10.3%	12.5%	52.0%	6.0%	2.9%	100.0%
<b>AFRICA</b>							
TOTAL	22.7%	4.3%	17.3%	44.9%	9.5%	1.3%	100.0%
Non- immigrants	50.0%	0.0%	0.0%	50.0%	0.0%	0.0%	100.0%
All Immigrants	22.6%	4.3%	17.4%	44.9%	9.5%	1.3%	100.0%
Prior to 1966	20.2%	2.5%	26.9%	38.8%	11.0%	0.5%	100.0%
1966- 70	19.9%	2.9%	18.0%	49.2%	9.0%	1.1%	100.0%
1971- 75	19.9%	2.6%	16.0%	47.0%	12.4%	2.0%	100.0%
1976- 80	21.7%	3.1%	12.8%	51.0%	9.7%	1.7%	100.0%
1981- 85	21.7%	3.5%	16.3%	43.9%	12.2%	2.4%	100.0%
1986- 91	29.7%	9.3%	13.1%	41.7%	5.3%	0.9%	100.0%
<b>CENTRAL &amp; S. AMERICA</b>							
TOTAL	16.6%	7.3%	12.5%	43.7%	18.0%	2.0%	100.0%
Non- immigrants	58.3%	16.7%	25.0%	0.0%	0.0%	0.0%	100.0%
All Immigrants	16.4%	7.2%	12.5%	43.9%	18.0%	2.0%	100.0%
Prior to 1966	26.7%	4.8%	23.8%	29.5%	15.2%	0.0%	100.0%
1966- 70	10.4%	5.8%	14.9%	44.2%	24.7%	0.0%	100.0%
1971- 75	16.7%	2.8%	11.1%	48.8%	17.7%	2.8%	100.0%
1976- 80	16.3%	7.7%	10.5%	42.9%	19.9%	2.8%	100.0%
1981- 85	14.9%	5.9%	12.2%	47.3%	18.3%	1.4%	100.0%
1986- 91	17.0%	9.7%	12.6%	41.9%	16.6%	2.4%	100.0%
<b>CARIBBEAN AND BERMUDA</b>							
TOTAL	18.9%	5.7%	8.8%	35.2%	29.4%	2.0%	100.0%
Non- immigrants	21.4%	0.0%	14.3%	50.0%	14.3%	0.0%	100.0%
All Immigrants	18.9%	5.7%	8.8%	35.2%	29.5%	2.0%	100.0%
Prior to 1966	30.2%	5.0%	18.6%	24.8%	20.0%	1.5%	100.0%
1966- 70	21.2%	4.4%	8.9%	40.9%	23.3%	1.3%	100.0%
1971- 75	15.6%	3.8%	6.1%	43.4%	28.8%	2.2%	100.0%
1976- 80	16.5%	4.9%	6.6%	37.2%	32.7%	2.1%	100.0%
1981- 85	16.9%	8.1%	8.9%	28.6%	35.0%	2.4%	100.0%
1986- 91	22.3%	9.7%	11.5%	24.3%	30.3%	1.8%	100.0%
<b>ALL OTHER</b>							
TOTAL	28.8%	5.6%	24.0%	31.0%	10.2%	0.5%	100.0%
Non- immigrants	28.7%	5.6%	24.0%	31.0%	10.2%	0.4%	100.0%
Immigrants	34.2%	5.4%	25.5%	26.7%	7.6%	0.6%	100.0%
Prior to 1966	40.2%	5.0%	29.2%	18.3%	6.8%	0.6%	100.0%
1966- 70	30.9%	4.4%	23.0%	29.4%	10.8%	1.5%	100.0%
1971- 75	29.4%	8.7%	21.1%	33.9%	6.9%	0.0%	100.0%
1976- 80	26.9%	6.0%	21.0%	36.5%	9.6%	0.0%	100.0%
1981- 85	33.3%	5.6%	18.9%	35.6%	6.7%	0.0%	100.0%
1986- 91	29.4%	1.5%	30.9%	30.9%	5.9%	1.5%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A4.3**  
**Household Type by Period of Immigration and Place of Birth**  
**For Total Households, Toronto, 1991**

*Proportion of Households in Each Household Type*

	Non- Family Households		Family Households				Total
	Single Person	Other	Husb/Wife No Child	Husb/Wife w/Child	Lone Parent	Multiple Family	
TOTAL	21.6%	6.0%	22.2%	38.4%	9.1%	2.6%	100.0%
Non- immigrants	26.2%	7.3%	24.8%	32.1%	8.6%	1.0%	100.0%
All Immigrants	16.6%	4.5%	19.5%	45.3%	9.7%	4.3%	100.0%
Europe	18.7%	3.4%	24.0%	43.4%	7.4%	3.0%	100.0%
Asia	10.5%	5.9%	13.3%	54.4%	7.4%	8.5%	100.0%
South East Asia	10.1%	8.8%	11.4%	49.4%	10.7%	9.6%	100.0%
Rest of Asia	10.7%	5.0%	13.9%	55.9%	6.4%	8.2%	100.0%
Africa	16.8%	8.5%	16.3%	46.4%	8.6%	3.5%	100.0%
Central & S. America	13.0%	5.0%	12.8%	48.4%	15.3%	5.4%	100.0%
Caribbean & Bermuda	17.5%	5.8%	10.7%	36.1%	27.0%	2.9%	100.0%
All Other Places	27.3%	6.3%	23.4%	32.8%	9.5%	0.7%	100.0%
TOTAL	21.6%	6.0%	22.2%	38.4%	9.1%	2.6%	100.0%
Non- immigrants	26.2%	7.3%	24.8%	32.1%	8.6%	1.0%	100.0%
All Immigrants	16.6%	4.5%	19.5%	45.3%	9.7%	4.3%	100.0%
Prior to 1966	22.2%	3.2%	27.7%	36.5%	7.6%	2.7%	100.0%
1966- 70	14.5%	3.7%	16.2%	51.7%	10.2%	3.8%	100.0%
1971- 75	12.8%	4.1%	12.4%	53.5%	12.3%	4.9%	100.0%
1976- 80	13.9%	4.6%	14.0%	49.5%	11.8%	6.3%	100.0%
1981- 85	13.1%	5.3%	15.4%	46.7%	11.8%	7.7%	100.0%
1986- 91	12.6%	8.7%	15.8%	48.3%	9.3%	5.3%	100.0%
<b>EUROPE</b>							
TOTAL	18.7%	3.4%	24.0%	43.4%	7.4%	3.0%	100.0%
Non- immigrants	26.6%	8.1%	21.9%	36.2%	5.1%	2.1%	100.0%
All Immigrants	18.7%	3.4%	24.0%	43.4%	7.4%	3.0%	100.0%
Prior to 1966	21.8%	3.1%	28.6%	36.5%	7.2%	2.7%	100.0%
1966- 70	12.6%	3.0%	18.1%	54.4%	7.9%	4.0%	100.0%
1971- 75	12.7%	3.6%	15.5%	55.7%	8.3%	4.2%	100.0%
1976- 80	16.4%	3.8%	17.2%	52.3%	7.6%	2.8%	100.0%
1981- 86	16.6%	4.4%	19.4%	48.0%	8.4%	3.2%	100.0%
1986- 91	16.9%	6.3%	18.3%	50.3%	6.2%	2.0%	100.0%
<b>ASIA</b>							
TOTAL	10.5%	5.9%	13.3%	54.4%	7.4%	8.5%	100.0%
Non- immigrants	16.9%	5.6%	21.3%	50.6%	3.4%	2.2%	100.0%
All Immigrants	10.5%	5.9%	13.3%	54.4%	7.4%	8.5%	100.0%
Prior to 1966	18.5%	3.8%	16.5%	48.8%	8.7%	3.7%	100.0%
1966- 70	13.8%	4.1%	12.3%	57.5%	7.9%	4.4%	100.0%
1971- 75	9.3%	3.5%	10.5%	61.8%	7.2%	7.7%	100.0%
1976- 80	10.6%	3.9%	13.6%	53.6%	7.4%	10.9%	100.0%
1981- 85	9.5%	5.3%	14.3%	49.6%	8.3%	12.9%	100.0%
1986- 91	9.3%	9.5%	14.1%	52.7%	6.7%	7.7%	100.0%
<b>SE ASIA</b>							
TOTAL	10.0%	8.7%	11.4%	49.5%	10.7%	9.6%	100.0%
Non- immigrants	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	100.0%
All Immigrants	10.1%	8.8%	11.4%	49.4%	10.7%	9.6%	100.0%
Prior to 1966	29.9%	7.6%	18.1%	29.9%	11.8%	2.8%	100.0%
1966- 70	16.9%	6.4%	11.7%	45.8%	13.1%	6.0%	100.0%
1971- 75	9.2%	5.4%	9.4%	59.0%	8.3%	8.7%	100.0%
1976- 80	7.4%	5.6%	10.7%	54.1%	8.9%	13.3%	100.0%
1981- 85	8.5%	7.7%	11.9%	45.0%	14.6%	12.2%	100.0%
1986- 91	11.2%	15.1%	12.2%	44.7%	10.5%	6.2%	100.0%

... cont'd. on next page

	Non- Family Households		Family Households				Total
	Single Person	Other	Husb/Wife No Child	Husb/Wife w/Child	Lone Parent	Multiple Family	
REST OF ASIA							
TOTAL	10.7%	5.0%	14.0%	55.8%	6.4%	8.2%	100.0%
Non- immigrants	19.7%	5.3%	25.0%	43.4%	2.6%	3.9%	100.0%
All Immigrants	10.7%	5.0%	13.9%	55.9%	6.4%	8.2%	100.0%
Prior to 1966	17.4%	3.4%	16.3%	50.6%	8.4%	3.8%	100.0%
1966- 70	13.3%	3.7%	12.4%	59.4%	7.0%	4.2%	100.0%
1971- 75	9.3%	3.0%	10.8%	62.5%	6.9%	7.4%	100.0%
1976- 80	12.5%	2.8%	15.3%	53.3%	6.5%	9.5%	100.0%
1981- 85	9.9%	4.3%	15.3%	51.6%	5.6%	13.2%	100.0%
1986- 91	8.8%	8.1%	14.6%	54.7%	5.7%	8.1%	100.0%
AFRICA							
TOTAL	16.7%	8.6%	16.2%	46.4%	8.6%	3.5%	100.0%
Non- immigrants	12.0%	16.0%	8.0%	52.0%	12.0%	0.0%	100.0%
All Immigrants	16.8%	8.5%	16.3%	46.4%	8.6%	3.5%	100.0%
Prior to 1966	21.2%	2.2%	20.9%	44.0%	11.3%	0.5%	100.0%
1966- 70	20.0%	6.0%	16.6%	50.1%	6.0%	1.1%	100.0%
1971- 75	14.2%	4.2%	12.5%	55.7%	8.8%	4.7%	100.0%
1976- 80	13.3%	4.8%	13.7%	52.3%	10.2%	5.7%	100.0%
1981- 85	16.5%	9.0%	15.7%	46.6%	8.0%	4.2%	100.0%
1986- 91	18.1%	15.2%	19.1%	36.9%	8.0%	2.8%	100.0%
CENTRAL & S. AMERICA							
TOTAL	13.0%	5.0%	12.9%	48.4%	15.3%	5.4%	100.0%
Non- immigrants	20.0%	10.0%	20.0%	33.3%	16.7%	0.0%	100.0%
All Immigrants	13.0%	5.0%	12.8%	48.4%	15.3%	5.4%	100.0%
Prior to 1966	21.2%	5.4%	19.2%	37.5%	13.6%	3.2%	100.0%
1966- 70	18.0%	5.7%	14.6%	45.1%	12.9%	3.7%	100.0%
1971- 75	12.2%	4.1%	9.8%	53.9%	14.8%	5.2%	100.0%
1976- 80	13.9%	5.2%	10.9%	47.8%	15.2%	6.8%	100.0%
1981- 85	10.9%	4.5%	13.3%	48.3%	16.7%	6.3%	100.0%
1986- 91	10.9%	5.7%	14.9%	47.0%	16.2%	5.4%	100.0%
CARIBBEAN AND BERMUDA							
TOTAL	17.5%	5.9%	10.6%	36.0%	27.1%	2.9%	100.0%
Non- immigrants	15.0%	10.0%	5.0%	33.3%	33.3%	3.3%	100.0%
All Immigrants	17.5%	5.8%	10.7%	36.1%	27.0%	2.9%	100.0%
Prior to 1966	28.1%	6.6%	16.3%	27.6%	18.0%	3.4%	100.0%
1966- 70	18.5%	4.5%	9.9%	40.0%	23.7%	3.4%	100.0%
1971- 75	15.7%	5.2%	9.4%	39.5%	27.5%	2.7%	100.0%
1976- 80	16.4%	6.4%	9.0%	35.5%	30.8%	1.9%	100.0%
1981- 85	16.6%	6.0%	9.9%	31.1%	33.4%	3.0%	100.0%
1986- 91	15.1%	8.3%	13.8%	31.1%	28.0%	3.6%	100.0%
ALL OTHER							
TOTAL	26.3%	7.2%	24.8%	32.1%	8.6%	1.0%	100.0%
Non- immigrants	26.2%	7.3%	24.8%	32.1%	8.6%	1.0%	100.0%
Immigrants	27.3%	6.3%	23.4%	32.8%	9.5%	0.7%	100.0%
Prior to 1966	35.2%	4.7%	25.8%	24.2%	9.7%	0.3%	100.0%
1966- 70	26.1%	6.8%	21.6%	34.8%	10.4%	0.3%	100.0%
1971- 75	25.3%	6.8%	20.3%	37.5%	9.3%	0.9%	100.0%
1976- 80	20.1%	9.1%	22.3%	36.3%	10.7%	1.6%	100.0%
1981- 85	21.9%	5.9%	22.9%	42.0%	6.3%	1.0%	100.0%
1986- 91	15.9%	7.4%	29.5%	39.5%	7.0%	0.8%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A4.4**  
**Household Type by Period of Immigration and Place of Birth**  
**For Total Households, Vancouver, 1991**

*Proportion of Households in Each Household Type*

	Non- Family Households		Family Households				Total
	Single Person	Other	Husb/Wife No Child	Husb/Wife w/Child	Lone Parent	Multiple Family	
TOTAL	26.7%	6.7%	24.4%	32.1%	7.9%	2.2%	100.0%
Non- immigrants	29.5%	7.9%	25.9%	27.6%	8.2%	0.9%	100.0%
All Immigrants	21.4%	4.4%	21.6%	40.5%	7.5%	4.6%	100.0%
Europe	27.9%	4.2%	28.1%	31.6%	6.8%	1.4%	100.0%
Asia	11.0%	4.0%	12.8%	54.7%	7.4%	10.1%	100.0%
South East Asia	11.1%	7.4%	10.9%	49.9%	11.5%	9.1%	100.0%
Rest of Asia	11.0%	3.1%	13.3%	55.9%	6.3%	10.3%	100.0%
Africa	16.1%	4.2%	17.7%	50.0%	8.7%	3.3%	100.0%
Central & S. America	17.0%	7.8%	13.6%	44.5%	15.7%	1.4%	100.0%
Caribbean & Bermuda	26.3%	8.1%	15.3%	34.4%	14.1%	1.7%	100.0%
All Other Others	27.1%	5.6%	22.4%	33.1%	8.3%	3.4%	100.0%
TOTAL	26.7%	6.7%	24.4%	32.1%	7.9%	2.2%	100.0%
Non- immigrants	29.5%	7.9%	25.9%	27.6%	8.2%	0.9%	100.0%
All Immigrants	21.4%	4.4%	21.6%	40.5%	7.5%	4.6%	100.0%
Prior to 1966	31.0%	3.5%	30.0%	27.0%	6.7%	1.9%	100.0%
1966- 70	19.7%	4.5%	19.5%	44.7%	8.5%	3.2%	100.0%
1971- 75	15.9%	4.7%	15.3%	50.1%	7.7%	6.3%	100.0%
1976- 80	14.6%	4.1%	14.6%	48.1%	10.0%	8.6%	100.0%
1981- 85	15.5%	4.3%	15.4%	46.3%	7.2%	11.3%	100.0%
1986- 91	11.4%	6.6%	16.5%	54.2%	6.6%	4.7%	100.0%
EUROPE							
TOTAL	27.9%	4.3%	28.2%	31.5%	6.7%	1.4%	100.0%
Non- immigrants	29.4%	11.4%	32.5%	23.2%	3.5%	0.0%	100.0%
All Immigrants	27.9%	4.2%	28.1%	31.6%	6.8%	1.4%	100.0%
Prior to 1966	32.0%	3.5%	31.8%	25.0%	6.4%	1.3%	100.0%
1966- 70	21.7%	5.0%	22.6%	41.0%	8.3%	1.3%	100.0%
1971- 75	19.1%	5.5%	20.5%	45.3%	7.1%	2.4%	100.0%
1976- 80	21.2%	4.3%	21.4%	44.1%	7.7%	1.4%	100.0%
1981- 86	22.0%	4.6%	21.4%	43.1%	7.0%	1.9%	100.0%
1986- 91	22.9%	7.9%	25.1%	38.8%	4.0%	1.3%	100.0%
ASIA							
TOTAL	11.0%	4.0%	12.8%	54.6%	7.4%	10.1%	100.0%
Non- immigrants	14.3%	3.6%	16.1%	46.4%	10.7%	8.9%	100.0%
All Immigrants	11.0%	4.0%	12.8%	54.7%	7.4%	10.1%	100.0%
Prior to 1966	16.5%	3.5%	16.6%	47.9%	8.1%	7.4%	100.0%
1966- 70	14.3%	2.5%	11.9%	57.1%	6.7%	7.6%	100.0%
1971- 75	10.6%	3.4%	11.7%	57.5%	6.7%	10.1%	100.0%
1976- 80	9.8%	3.2%	11.5%	51.5%	9.9%	14.1%	100.0%
1981- 85	11.2%	3.5%	12.4%	48.7%	6.7%	17.5%	100.0%
1986- 91	8.5%	6.0%	13.5%	59.3%	6.8%	6.0%	100.0%
SE ASIA							
TOTAL	11.1%	7.4%	10.9%	49.9%	11.6%	9.1%	100.0%
Non- immigrants	15.4%	15.4%	0.0%	38.5%	30.8%	0.0%	100.0%
All Immigrants	11.1%	7.4%	10.9%	49.9%	11.5%	9.1%	100.0%
Prior to 1966	23.7%	6.1%	25.4%	32.5%	12.3%	0.0%	100.0%
1966- 70	24.0%	3.6%	8.4%	48.0%	9.8%	6.2%	100.0%
1971- 75	11.3%	5.5%	10.4%	56.2%	6.6%	10.0%	100.0%
1976- 80	9.5%	4.5%	11.4%	48.3%	15.6%	10.7%	100.0%
1981- 85	10.1%	6.8%	9.7%	50.6%	11.0%	11.8%	100.0%
1986- 91	7.9%	13.3%	10.3%	49.9%	11.5%	7.1%	100.0%

... cont'd. on next page



	Non- Family Households		Family Households				Total
	Single Person	Other	Husb/Wife No Child	Husb/Wife w/Child	Lone Parent	Multiple Family	
<b>REST OF ASIA</b>							
TOTAL	11.0%	3.1%	13.4%	55.9%	6.3%	10.3%	100.0%
Non- immigrants	14.3%	0.0%	19.0%	50.0%	4.8%	11.9%	100.0%
All Immigrants	11.0%	3.1%	13.3%	55.9%	6.3%	10.3%	100.0%
Prior to 1966	15.9%	3.3%	15.9%	49.1%	7.9%	7.9%	100.0%
1966- 70	12.8%	2.3%	12.5%	58.4%	6.3%	7.7%	100.0%
1971- 75	10.4%	2.9%	12.0%	57.9%	6.7%	10.2%	100.0%
1976- 80	9.9%	2.5%	11.7%	53.0%	7.1%	15.8%	100.0%
1981- 85	11.6%	2.3%	13.4%	48.1%	5.2%	19.5%	100.0%
1986- 91	8.7%	4.1%	14.3%	61.6%	5.6%	5.8%	100.0%
<b>AFRICA</b>							
TOTAL	16.1%	4.4%	17.8%	49.8%	8.6%	3.3%	100.0%
Non- immigrants	16.7%	25.0%	25.0%	33.3%	0.0%	0.0%	100.0%
All Immigrants	16.1%	4.2%	17.7%	50.0%	8.7%	3.3%	100.0%
Prior to 1966	26.3%	2.5%	25.4%	41.5%	4.2%	0.0%	100.0%
1966- 70	18.0%	4.5%	23.3%	37.6%	12.8%	3.8%	100.0%
1971- 75	13.7%	2.5%	15.6%	53.3%	9.9%	4.9%	100.0%
1976- 80	14.2%	3.3%	14.2%	56.1%	10.5%	1.7%	100.0%
1981- 85	23.4%	5.6%	9.7%	50.0%	6.5%	4.8%	100.0%
1986- 91	12.0%	9.3%	23.1%	47.7%	5.1%	2.8%	100.0%
<b>CENTRAL &amp; S. AMERICA</b>							
TOTAL	17.1%	7.9%	13.7%	44.2%	15.7%	1.4%	100.0%
Non- immigrants	26.7%	13.3%	20.0%	26.7%	13.3%	0.0%	100.0%
All Immigrants	17.0%	7.8%	13.6%	44.5%	15.7%	1.4%	100.0%
Prior to 1966	22.6%	0.0%	28.0%	37.6%	9.7%	2.2%	100.0%
1966- 70	23.8%	7.9%	12.9%	42.6%	12.9%	0.0%	100.0%
1971- 75	20.5%	6.8%	12.4%	41.0%	16.1%	3.1%	100.0%
1976- 80	17.0%	9.2%	7.8%	39.9%	24.8%	1.3%	100.0%
1981- 85	17.4%	4.3%	15.7%	44.3%	18.3%	0.0%	100.0%
1986- 91	10.3%	10.7%	11.8%	52.8%	13.3%	1.1%	100.0%
<b>CARIBBEAN AND BERMUDA</b>							
TOTAL	26.0%	8.0%	15.8%	34.5%	13.9%	1.7%	100.0%
Non- immigrants	0.0%	0.0%	57.1%	42.9%	0.0%	0.0%	100.0%
All Immigrants	26.3%	8.1%	15.3%	34.4%	14.1%	1.7%	100.0%
Prior to 1966	31.0%	1.7%	21.6%	32.8%	8.6%	4.3%	100.0%
1966- 70	23.1%	7.5%	14.2%	41.0%	14.2%	0.0%	100.0%
1971- 75	28.4%	9.0%	9.0%	38.8%	14.9%	0.0%	100.0%
1976- 80	20.5%	16.4%	19.2%	21.9%	19.2%	2.7%	100.0%
1981- 85	21.9%	12.5%	12.5%	40.6%	6.3%	6.3%	100.0%
1986- 91	30.8%	7.7%	15.4%	19.2%	26.9%	0.0%	100.0%
<b>ALL OTHER</b>							
TOTAL	29.4%	7.8%	25.8%	27.8%	8.2%	1.0%	100.0%
Non- immigrants	29.5%	7.9%	25.9%	27.6%	8.2%	0.9%	100.0%
Immigrants	27.1%	5.6%	22.4%	33.1%	8.3%	3.4%	100.0%
Prior to 1966	42.5%	4.0%	28.9%	15.8%	7.6%	1.2%	100.0%
1966- 70	21.9%	5.7%	23.8%	35.1%	11.2%	2.4%	100.0%
1971- 75	24.0%	7.0%	16.4%	39.4%	8.1%	5.1%	100.0%
1976- 80	22.5%	5.6%	15.2%	42.3%	9.6%	4.8%	100.0%
1981- 85	19.0%	7.1%	19.7%	40.1%	6.7%	7.4%	100.0%
1986- 91	14.5%	5.5%	29.7%	42.9%	4.8%	2.6%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A5.1**  
**Headship Rates by Period of Immigration, Place of Birth and Age of Household Maintainer**  
**For Total Households, Montreal, 1991**

	Age Groups												
	15- 19	20- 24	25- 29	30- 34	35- 39	40- 44	45- 49	50- 54	55- 59	60- 64	65- 69	70- 74	75 +
TOTAL	0.027	0.237	0.447	0.526	0.564	0.581	0.593	0.590	0.601	0.614	0.633	0.659	0.684
Non- immigrants	0.027	0.243	0.459	0.533	0.572	0.586	0.598	0.592	0.605	0.621	0.648	0.681	0.714
All Immigrants	0.028	0.195	0.377	0.489	0.532	0.568	0.575	0.585	0.588	0.592	0.588	0.583	0.603
Prior to 1966	N/A	N/A	0.323	0.461	0.518	0.528	0.518	0.565	0.597	0.613	0.639	0.652	0.681
1966- 70	N/A	0.179	0.332	0.492	0.507	0.523	0.590	0.638	0.612	0.632	0.591	0.593	0.572
1971- 75	0.029	0.161	0.384	0.481	0.528	0.619	0.638	0.604	0.605	0.613	0.575	0.549	0.425
1976- 80	0.025	0.163	0.372	0.484	0.544	0.579	0.598	0.584	0.590	0.580	0.470	0.447	0.412
1981- 85	0.024	0.178	0.378	0.505	0.561	0.602	0.602	0.569	0.532	0.440	0.449	0.423	0.349
1986- 91	0.030	0.235	0.396	0.493	0.525	0.569	0.547	0.540	0.463	0.425	0.329	0.212	0.209
TOTAL	0.027	0.237	0.447	0.526	0.564	0.581	0.593	0.590	0.601	0.614	0.633	0.659	0.684
Non- immigrants	0.027	0.243	0.459	0.533	0.572	0.586	0.598	0.592	0.605	0.621	0.648	0.681	0.714
All Immigrants	0.028	0.195	0.377	0.489	0.532	0.568	0.575	0.585	0.588	0.592	0.588	0.583	0.603
Europe	0.036	0.217	0.415	0.487	0.525	0.547	0.550	0.574	0.586	0.613	0.623	0.628	0.639
Asia	0.017	0.156	0.315	0.460	0.497	0.548	0.556	0.566	0.554	0.533	0.461	0.408	0.433
South East Asia	0.011	0.125	0.287	0.428	0.488	0.523	0.530	0.554	0.547	0.420	0.430	0.368	0.308
Rest of Asia	0.021	0.174	0.329	0.476	0.501	0.558	0.566	0.573	0.558	0.563	0.473	0.419	0.464
Africa	0.038	0.195	0.365	0.530	0.569	0.637	0.608	0.608	0.629	0.564	0.559	0.577	0.652
Central & S. America	0.035	0.213	0.415	0.484	0.547	0.616	0.651	0.605	0.508	0.440	0.426	0.425	0.419
Caribbean & Bermuda	0.032	0.223	0.415	0.540	0.590	0.621	0.667	0.668	0.646	0.601	0.520	0.396	0.320
All Other Places	0.027	0.272	0.441	0.469	0.540	0.523	0.544	0.603	0.629	0.530	0.584	0.694	0.695

Source: 1991 Census of Canada custom tabulations

**Table A5.2**  
**Headship Rates by Period of Immigration, Place of Birth and Age of Household Maintainer**  
**For Total Households, Toronto, 1991**

	<i>Age Groups</i>												
	15- 19	20- 24	25- 29	30- 34	35- 39	40- 44	45- 49	50- 54	55- 59	60- 64	65- 69	70- 74	75 +
<b>TOTAL</b>	0.014	0.145	0.365	0.477	0.520	0.547	0.570	0.567	0.569	0.572	0.582	0.614	0.648
Non- immigrants	0.012	0.145	0.386	0.498	0.540	0.566	0.575	0.575	0.590	0.602	0.627	0.681	0.731
All Immigrants	0.019	0.145	0.327	0.446	0.497	0.532	0.565	0.562	0.554	0.549	0.547	0.545	0.577
Prior to 1966	N/A	N/A	0.340	0.437	0.486	0.519	0.533	0.537	0.580	0.604	0.625	0.654	0.681
1966- 70	N/A	0.126	0.302	0.441	0.502	0.511	0.577	0.618	0.609	0.590	0.594	0.511	0.430
1971- 75	0.016	0.099	0.309	0.459	0.494	0.552	0.601	0.609	0.583	0.548	0.518	0.470	0.408
1976- 80	0.016	0.135	0.355	0.450	0.491	0.546	0.601	0.576	0.517	0.441	0.397	0.358	0.384
1981- 85	0.022	0.181	0.348	0.482	0.519	0.569	0.550	0.527	0.453	0.411	0.342	0.337	0.336
1986- 91	0.021	0.172	0.325	0.427	0.498	0.513	0.525	0.449	0.308	0.268	0.204	0.182	0.174
<b>TOTAL</b>	0.014	0.145	0.365	0.477	0.520	0.547	0.570	0.567	0.569	0.572	0.582	0.614	0.648
Non- immigrants	0.012	0.145	0.386	0.498	0.540	0.566	0.575	0.575	0.590	0.602	0.627	0.681	0.731
All Immigrants	0.019	0.145	0.327	0.446	0.497	0.532	0.565	0.562	0.554	0.549	0.547	0.545	0.577
Europe	0.018	0.152	0.346	0.452	0.497	0.522	0.551	0.556	0.572	0.587	0.603	0.615	0.626
Asia	0.016	0.104	0.282	0.420	0.472	0.520	0.552	0.548	0.480	0.386	0.325	0.317	0.358
South East Asia	0.019	0.113	0.271	0.415	0.447	0.475	0.514	0.519	0.431	0.340	0.306	0.252	0.244
Rest of Asia	0.014	0.100	0.286	0.423	0.480	0.535	0.565	0.556	0.490	0.396	0.328	0.334	0.380
Africa	0.020	0.171	0.374	0.496	0.548	0.575	0.631	0.591	0.533	0.512	0.522	0.519	0.530
Central & S. America	0.019	0.148	0.329	0.460	0.507	0.548	0.587	0.551	0.480	0.486	0.450	0.407	0.339
Caribbean & Bermuda	0.031	0.209	0.382	0.493	0.562	0.595	0.631	0.625	0.607	0.608	0.490	0.499	0.446
All Other Places	0.013	0.193	0.358	0.417	0.472	0.525	0.569	0.581	0.582	0.561	0.656	0.633	0.683

Source: 1991 Census of Canada custom tabulations

**Table A5.3**  
**Headship Rates by Period of Immigration, Place of Birth and Age of Household Maintainer**  
**For Total Households, Vancouver, 1991**

	<i>Age Groups</i>												
	15- 19	20- 24	25- 29	30- 34	35- 39	40- 44	45- 49	50- 54	55- 59	60- 64	65- 69	70- 74	75 +
TOTAL	0.025	0.221	0.412	0.498	0.540	0.562	0.585	0.580	0.584	0.583	0.603	0.630	0.695
Non- immigrants	0.026	0.248	0.451	0.527	0.565	0.586	0.596	0.597	0.595	0.615	0.645	0.674	0.741
All Immigrants	0.019	0.139	0.308	0.421	0.491	0.529	0.572	0.560	0.571	0.543	0.547	0.560	0.640
Prior to 1966	N/A	N/A	0.388	0.470	0.540	0.578	0.582	0.561	0.622	0.631	0.634	0.668	0.739
1966- 70	N/A	0.198	0.357	0.495	0.579	0.529	0.574	0.599	0.607	0.561	0.591	0.621	0.547
1971- 75	0.021	0.116	0.314	0.443	0.481	0.539	0.588	0.569	0.556	0.524	0.511	0.519	0.515
1976- 80	0.013	0.138	0.334	0.389	0.476	0.517	0.573	0.561	0.532	0.364	0.379	0.358	0.406
1981- 85	0.018	0.138	0.274	0.415	0.526	0.503	0.557	0.517	0.397	0.390	0.337	0.345	0.385
1986- 91	0.022	0.141	0.281	0.398	0.433	0.484	0.524	0.485	0.393	0.309	0.315	0.313	0.224
TOTAL	0.025	0.221	0.412	0.498	0.540	0.562	0.585	0.580	0.584	0.583	0.603	0.630	0.695
Non- immigrants	0.026	0.248	0.451	0.527	0.565	0.586	0.596	0.597	0.595	0.615	0.645	0.674	0.741
All Immigrants	0.019	0.139	0.308	0.421	0.491	0.529	0.572	0.560	0.571	0.543	0.547	0.560	0.640
Europe	0.022	0.200	0.412	0.494	0.541	0.556	0.590	0.585	0.607	0.624	0.626	0.662	0.729
Asia	0.014	0.094	0.238	0.376	0.459	0.501	0.539	0.524	0.516	0.404	0.388	0.366	0.385
South East Asia	0.024	0.114	0.286	0.381	0.441	0.469	0.523	0.501	0.450	0.418	0.350	0.353	0.357
Rest of Asia	0.010	0.087	0.223	0.374	0.465	0.509	0.543	0.531	0.528	0.401	0.397	0.365	0.388
Africa	0.020	0.135	0.248	0.458	0.512	0.550	0.592	0.585	0.601	0.543	0.472	0.490	0.525
Central & S. America	0.045	0.244	0.406	0.461	0.509	0.507	0.582	0.459	0.506	0.467	0.439	0.516	0.375
Caribbean & Bermuda	0.056	0.210	0.431	0.482	0.556	0.529	0.658	0.688	0.641	0.607	0.720	0.526	0.447
All Other Places	0.037	0.208	0.369	0.453	0.485	0.550	0.579	0.533	0.535	0.548	0.530	0.630	0.765

Source: 1991 Census of Canada custom tabulations

**Table A6.1**  
**Headship Rates by Number of Years in Canada and Age of Household Maintainer**  
**Montreal, 1986 and 1991**

	<i>Age Categories</i>							
	15- 19		20- 24		25- 29		30- 34	
	1986	1991	1986	1991	1986	1991	1986	1991
<i>Years in Canada</i>								
Non- immigrants	0.026	0.027	0.240	0.243	0.465	0.459	0.546	0.533
All Immigrants	0.025	0.028	0.180	0.195	0.392	0.377	0.491	0.489
15 to 20 years	0.019	0.029	0.163	0.161	0.356	0.384	0.504	0.481
10 to 15 years	0.019	0.025	0.150	0.163	0.389	0.372	0.494	0.484
5 to 10 years	0.027	0.024	0.205	0.178	0.414	0.378	0.502	0.505
0 to 5 years	0.034	0.030	0.201	0.235	0.389	0.396	0.460	0.493
	35- 39		40- 44		45- 49		50- 54	
	1986	1991	1986	1991	1986	1991	1986	1991
	<i>Years in Canada</i>							
Non- immigrants	0.566	0.572	0.585	0.586	0.580	0.598	0.588	0.592
All Immigrants	0.547	0.532	0.583	0.568	0.582	0.575	0.575	0.585
15 to 20 years	0.520	0.528	0.623	0.619	0.629	0.638	0.607	0.604
10 to 15 years	0.589	0.544	0.621	0.579	0.642	0.598	0.613	0.584
5 to 10 years	0.582	0.561	0.601	0.602	0.586	0.602	0.537	0.569
0 to 5 years	0.494	0.525	0.549	0.569	0.543	0.547	0.409	0.540
	55- 59		60- 64		65- 69		70- 74	
	1986	1991	1986	1991	1986	1991	1986	1991
	<i>Years in Canada</i>							
Non- immigrants	0.579	0.605	0.608	0.621	0.649	0.648	0.677	0.681
All Immigrants	0.575	0.588	0.581	0.592	0.573	0.588	0.570	0.583
15 to 20 years	0.583	0.605	0.566	0.613	0.592	0.575	0.516	0.549
10 to 15 years	0.584	0.590	0.536	0.580	0.484	0.470	0.398	0.447
5 to 10 years	0.495	0.532	0.487	0.440	0.362	0.449	0.360	0.423
0 to 5 years	0.367	0.463	0.284	0.425	0.258	0.329	0.339	0.212
	75 +							
	1986	1991						
	<i>Years in Canada</i>							
Non- immigrants	0.672	0.714						
All Immigrants	0.598	0.603						
15 to 20 years	0.428	0.425						
10 to 15 years	0.279	0.412						
5 to 10 years	0.300	0.349						
0 to 5 years	0.191	0.209						

Source: 1986 and 1991 Census of Canada custom tabulations; 1986 data from Clayton (1994)

**Table A6.2**  
**Headship Rates by Number of Years in Canada and Age of Household Maintainer**  
**Toronto, 1986 and 1991**

	<i>Age Groups</i>							
	15- 19		20- 24		25- 29		30- 34	
	1986	1991	1986	1991	1986	1991	1986	1991
<i>Years in Canada</i>								
Non- immigrants	0.011	0.012	0.176	0.145	0.418	0.386	0.519	0.498
All Immigrants	0.017	0.019	0.140	0.145	0.347	0.327	0.459	0.446
15 to 20 years	0.017	0.016	0.119	0.099	0.340	0.309	0.465	0.459
10 to 15 years	0.010	0.016	0.118	0.135	0.341	0.355	0.448	0.450
5 to 10 years	0.016	0.022	0.163	0.181	0.369	0.348	0.474	0.482
0 to 5 years	0.029	0.021	0.162	0.172	0.329	0.325	0.423	0.427
	35- 39		40- 44		45- 49		50- 54	
	1986	1991	1986	1991	1986	1991	1986	1991
	<i>Years in Canada</i>							
Non- immigrants	0.552	0.540	0.565	0.566	0.564	0.575	0.570	0.575
All Immigrants	0.516	0.497	0.556	0.532	0.557	0.565	0.566	0.562
15 to 20 years	0.505	0.494	0.580	0.552	0.596	0.601	0.613	0.609
10 to 15 years	0.541	0.491	0.586	0.546	0.592	0.601	0.585	0.576
5 to 10 years	0.508	0.519	0.564	0.569	0.563	0.550	0.515	0.527
0 to 5 years	0.469	0.498	0.482	0.513	0.463	0.525	0.377	0.449
	55- 59		60- 64		65- 69		70- 74	
	1986	1991	1986	1991	1986	1991	1986	1991
	<i>Years in Canada</i>							
Non- immigrants	0.588	0.590	0.603	0.602	0.642	0.627	0.674	0.681
All Immigrants	0.556	0.554	0.543	0.549	0.547	0.547	0.560	0.545
15 to 20 years	0.587	0.583	0.550	0.548	0.509	0.518	0.432	0.470
10 to 15 years	0.543	0.517	0.454	0.441	0.371	0.397	0.389	0.358
5 to 10 years	0.368	0.453	0.353	0.411	0.323	0.342	0.339	0.337
0 to 5 years	0.303	0.308	0.240	0.268	0.242	0.204	0.204	0.182
	75 +							
	1986	1991						
	<i>Years in Canada</i>							
Non- immigrants	0.724	0.731						
All Immigrants	0.592	0.577						
15 to 20 years	0.334	0.408						
10 to 15 years	0.295	0.384						
5 to 10 years	0.299	0.336						
0 to 5 years	0.178	0.174						

Source: 1986 and 1991 Census of Canada custom tabulations; 1986 data from Clayton (1994)

**Table A6.3**  
**Headship Rates by Number of Years in Canada and Age of Household Maintainer**  
**Vancouver, 1986 and 1991**

	<i>Age Groups</i>							
	15- 19		20- 24		25- 29		30- 34	
	1986	1991	1986	1991	1986	1991	1986	1991
<i>Years in Canada</i>								
Non- immigrants	0.025	0.026	0.274	0.248	0.483	0.451	0.555	0.527
All Immigrants	0.016	0.019	0.159	0.139	0.351	0.308	0.453	0.421
15 to 20 years	0.043	0.021	0.179	0.116	0.376	0.314	0.483	0.443
10 to 15 years	0.005	0.013	0.113	0.138	0.317	0.334	0.457	0.389
5 to 10 years	0.017	0.018	0.147	0.138	0.342	0.274	0.426	0.415
0 to 5 years	0.015	0.022	0.149	0.141	0.302	0.281	0.379	0.398
	35- 39		40- 44		45- 49		50- 54	
	1986	1991	1986	1991	1986	1991	1986	1991
<i>Years in Canada</i>								
Non- immigrants	0.572	0.565	0.583	0.586	0.588	0.596	0.583	0.597
All Immigrants	0.525	0.491	0.559	0.529	0.572	0.572	0.567	0.560
15 to 20 years	0.518	0.481	0.571	0.539	0.614	0.588	0.578	0.569
10 to 15 years	0.524	0.476	0.572	0.517	0.566	0.573	0.551	0.561
5 to 10 years	0.489	0.526	0.515	0.503	0.557	0.557	0.484	0.517
0 to 5 years	0.478	0.433	0.487	0.484	0.463	0.524	0.322	0.485
	55- 59		60- 64		65- 69		70- 74	
	1986	1991	1986	1991	1986	1991	1986	1991
<i>Years in Canada</i>								
Non- immigrants	0.595	0.595	0.612	0.615	0.653	0.645	0.702	0.674
All Immigrants	0.568	0.571	0.530	0.543	0.531	0.547	0.563	0.560
15 to 20 years	0.596	0.556	0.550	0.524	0.498	0.511	0.497	0.519
10 to 15 years	0.546	0.532	0.503	0.364	0.403	0.379	0.393	0.358
5 to 10 years	0.414	0.397	0.323	0.390	0.322	0.337	0.282	0.345
0 to 5 years	0.297	0.393	0.263	0.309	0.206	0.315	0.283	0.313
	75 +							
	1986	1991						
<i>Years in Canada</i>								
Non- immigrants	0.738	0.741						
All Immigrants	0.666	0.640						
15 to 20 years	0.509	0.515						
10 to 15 years	0.387	0.406						
5 to 10 years	0.355	0.385						
0 to 5 years	0.183	0.224						

Source: 1986 and 1991 Census of Canada custom tabulations; 1986 data from Clayton (1994)

**Table A7.1**  
**Ownership Rates by Period of Immigration and Age of Household Maintainer**  
**For Non- Family Single Households**  
**Canada, Montreal, Toronto and Vancouver, 1991**

*Proportion of Non- Family Single Households Who Own in Each Category*

	All	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	65- 74	75 +
<b>CANADA</b>									
<b>TOTAL</b>	36.6%	7.4%	20.2%	32.6%	39.5%	46.6%	46.9%	49.7%	44.0%
Non- immigrants	35.9%	7.3%	20.9%	33.1%	39.6%	46.1%	46.7%	49.1%	44.0%
All Immigrants	39.7%	8.0%	14.8%	29.7%	39.2%	48.8%	47.6%	52.0%	44.2%
Prior to 1966	50.0%	N/A	22.1%	38.0%	46.0%	53.8%	51.5%	57.3%	47.2%
1966- 70	34.8%	10.2%	20.1%	36.1%	40.5%	42.7%	36.3%	38.9%	33.3%
1971- 75	27.6%	9.9%	18.5%	30.3%	34.0%	34.5%	27.4%	31.2%	23.6%
1976- 80	22.8%	10.9%	16.5%	27.8%	27.7%	29.5%	22.3%	23.2%	21.3%
1981- 85	20.6%	8.6%	14.3%	22.6%	27.6%	26.7%	25.2%	26.4%	23.4%
1986- 91	11.6%	4.6%	7.7%	13.1%	15.1%	30.5%	27.8%	29.5%	25.7%
<b>MONTREAL</b>									
<b>TOTAL</b>	18.9%	3.8%	11.2%	20.3%	24.2%	24.0%	21.4%	23.2%	19.3%
Non- immigrants	18.2%	3.7%	11.6%	20.6%	23.9%	23.1%	19.8%	21.2%	17.9%
All Immigrants	22.6%	4.4%	8.3%	18.6%	26.0%	29.2%	28.6%	32.9%	24.6%
Prior to 1966	33.1%	N/A	17.7%	30.3%	31.9%	35.0%	33.5%	40.2%	27.9%
1966- 70	21.3%	19.2%	13.4%	22.6%	27.9%	23.5%	15.5%	16.9%	13.6%
1971- 75	17.7%	3.1%	8.1%	20.3%	29.8%	18.5%	12.1%	16.7%	6.0%
1976- 80	14.1%	9.8%	12.5%	21.0%	10.6%	14.6%	9.4%	11.2%	6.8%
1981- 85	13.2%	3.1%	10.6%	18.0%	18.5%	13.2%	11.4%	14.3%	5.4%
1986- 91	4.6%	2.5%	3.5%	3.5%	9.5%	23.1%	7.0%	0.0%	13.9%
<b>TORONTO</b>									
<b>TOTAL</b>	29.9%	7.0%	14.3%	26.0%	32.5%	39.6%	40.7%	43.2%	38.3%
Non- immigrants	29.1%	6.4%	14.9%	26.3%	33.3%	39.1%	41.9%	43.7%	40.0%
All Immigrants	31.4%	8.7%	12.6%	25.6%	31.5%	40.2%	39.2%	42.4%	36.3%
Prior to 1966	43.8%	N/A	17.9%	35.8%	39.8%	46.5%	45.7%	51.3%	41.2%
1966- 70	31.1%	16.7%	19.1%	32.8%	35.9%	37.1%	29.0%	31.7%	25.8%
1971- 75	19.8%	9.7%	15.6%	24.1%	22.5%	24.0%	13.4%	16.2%	10.0%
1976- 80	16.8%	15.2%	12.6%	22.7%	20.7%	22.2%	11.4%	12.4%	10.1%
1981- 85	14.3%	12.1%	11.8%	15.2%	15.9%	19.1%	14.5%	13.6%	15.7%
1986- 91	10.2%	3.0%	7.8%	14.8%	12.8%	17.2%	15.7%	17.6%	13.0%
<b>VANCOUVER</b>									
<b>TOTAL</b>	33.8%	7.4%	16.7%	27.0%	36.5%	44.6%	47.1%	50.0%	44.4%
Non- immigrants	32.3%	7.2%	16.6%	26.5%	35.3%	43.3%	48.9%	50.4%	47.2%
All Immigrants	37.6%	8.7%	17.5%	28.8%	38.7%	47.2%	44.0%	49.0%	40.4%
Prior to 1966	44.8%	N/A	18.8%	28.7%	41.1%	47.3%	47.6%	52.7%	44.2%
1966- 70	34.2%	8.3%	15.3%	31.1%	39.8%	48.4%	36.7%	43.7%	29.0%
1971- 75	29.7%	5.6%	22.1%	32.2%	36.8%	43.0%	26.9%	38.7%	18.4%
1976- 80	24.8%	0.0%	17.6%	28.5%	38.0%	37.8%	24.3%	25.3%	24.3%
1981- 85	27.0%	17.1%	19.6%	25.7%	31.1%	50.0%	28.9%	34.3%	23.1%
1986- 91	23.1%	10.0%	15.5%	22.1%	22.6%	59.4%	53.6%	57.8%	47.8%

Source: 1991 Census of Canada custom tabulations



**Table A7.2**  
**Ownership Rates by Period of Immigration and Age of Household Maintainer**  
**For Other Non- Family Households**  
**Canada, Montreal, Toronto and Vancouver, 1991**

*Proportion of Other Non- Family Households Who Own in Each Age Category*

	All	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	65- 74	75 +
<b>CANADA</b>									
<b>TOTAL</b>	38.6%	7.8%	23.3%	44.6%	55.6%	66.3%	69.8%	69.2%	70.7%
Non- immigrants	38.0%	7.6%	24.3%	46.0%	55.4%	65.3%	68.7%	68.1%	69.4%
All Immigrants	41.8%	9.2%	17.8%	38.6%	56.1%	70.7%	74.5%	73.9%	75.1%
Prior to 1966	72.0%	N/A	29.5%	54.0%	64.7%	78.6%	79.0%	80.0%	78.1%
1966- 70	43.8%	12.4%	23.0%	55.8%	64.1%	67.3%	64.1%	67.6%	60.4%
1971- 75	37.8%	9.7%	23.3%	49.9%	56.3%	64.0%	63.9%	66.3%	60.3%
1976- 80	30.8%	10.6%	24.2%	38.4%	50.7%	59.3%	46.3%	37.3%	64.1%
1981- 85	23.4%	13.1%	19.4%	33.7%	30.7%	30.1%	40.7%	30.4%	55.6%
1986- 91	10.9%	5.9%	9.9%	15.1%	13.2%	35.8%	31.7%	34.1%	27.8%
<b>MONTREAL</b>									
<b>TOTAL</b>	24.3%	4.6%	11.9%	31.6%	38.6%	42.7%	38.6%	39.5%	37.3%
Non- immigrants	24.6%	4.7%	12.6%	32.9%	38.2%	42.5%	38.0%	39.4%	35.8%
All Immigrants	22.7%	3.8%	8.1%	25.5%	41.0%	44.1%	42.1%	40.1%	44.6%
Prior to 1966	50.2%	N/A	20.7%	43.6%	59.3%	60.9%	49.0%	50.0%	48.1%
1966- 70	39.5%	0.0%	11.8%	78.3%	64.7%	35.5%	39.4%	38.9%	40.0%
1971- 75	27.0%	4.9%	12.2%	45.2%	34.4%	58.8%	35.0%	26.7%	50.0%
1976- 80	16.7%	0.0%	16.5%	24.3%	23.8%	26.7%	13.6%	15.8%	0.0%
1981- 85	11.6%	5.4%	13.7%	13.5%	14.3%	9.1%	0.0%	0.0%	0.0%
1986- 91	4.4%	4.5%	2.5%	8.0%	0.0%	0.0%	21.4%	22.2%	0.0%
<b>TORONTO</b>									
<b>TOTAL</b>	34.3%	7.9%	19.3%	38.7%	51.4%	63.9%	71.0%	70.6%	71.4%
Non- immigrants	32.6%	7.0%	20.5%	41.7%	50.2%	62.5%	69.1%	70.0%	67.9%
All Immigrants	37.2%	10.1%	16.6%	34.6%	52.7%	65.8%	73.4%	71.5%	75.4%
Prior to 1966	71.5%	N/A	25.6%	58.8%	62.9%	76.1%	80.2%	79.4%	81.2%
1966- 70	42.1%	7.5%	19.8%	51.1%	65.1%	59.8%	56.3%	61.8%	50.0%
1971- 75	36.2%	7.5%	20.3%	46.7%	48.1%	59.3%	60.0%	64.0%	56.7%
1976- 80	27.7%	3.1%	24.4%	29.3%	53.6%	57.6%	38.2%	33.3%	45.5%
1981- 85	23.8%	25.5%	19.1%	30.5%	30.0%	28.0%	29.2%	23.5%	44.4%
1986- 91	11.9%	7.9%	11.4%	14.0%	14.5%	25.9%	30.0%	35.3%	0.0%
<b>VANCOUVER</b>									
<b>TOTAL</b>	30.2%	5.7%	16.6%	36.4%	50.1%	63.4%	76.0%	74.8%	77.3%
Non- immigrants	27.4%	4.7%	16.8%	36.5%	48.0%	60.0%	74.8%	73.4%	76.6%
All Immigrants	39.7%	11.5%	15.8%	35.9%	54.1%	70.2%	78.2%	77.8%	78.5%
Prior to 1966	65.6%	N/A	18.0%	30.4%	56.2%	77.2%	81.0%	81.5%	80.3%
1966- 70	33.2%	8.6%	13.7%	42.3%	51.6%	72.0%	70.0%	57.1%	100.0%
1971- 75	41.6%	15.5%	20.9%	52.1%	75.7%	42.1%	82.1%	90.5%	60.0%
1976- 80	31.3%	14.3%	20.3%	39.5%	35.7%	58.3%	50.0%	54.5%	57.1%
1981- 85	23.5%	16.1%	18.6%	30.6%	0.0%	50.0%	50.0%	0.0%	60.0%
1986- 91	14.4%	7.4%	11.9%	19.0%	25.0%	66.7%	50.0%	50.0%	N/A

Source: 1991 Census of Canada custom tabulations

**Table A7.3**  
**Ownership Rates by Period of Immigration and Age of Household Maintainer**  
**For Childless Couples**  
**Canada, Montreal, Toronto and Vancouver, 1991**

*Proportion of Husband/Wife without Child(ren) Family Households Who Own in Each Age Category*

	All	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	65- 74	75 +
<b>CANADA</b>									
<b>TOTAL</b>	71.4%	20.3%	49.7%	56.2%	80.1%	85.4%	80.2%	82.6%	74.9%
Non- immigrants	70.7%	20.5%	51.0%	57.5%	80.5%	85.1%	80.2%	82.4%	75.2%
All Immigrants	74.2%	18.1%	39.7%	49.1%	78.4%	86.3%	80.1%	83.3%	74.1%
Prior to 1966	84.9%	N/A	57.2%	60.5%	83.0%	89.8%	84.2%	87.7%	78.0%
1966- 70	74.2%	33.6%	49.6%	64.0%	82.6%	84.7%	75.7%	79.9%	65.2%
1971- 75	64.3%	17.7%	48.0%	68.4%	74.1%	76.5%	63.7%	67.7%	56.5%
1976- 80	54.4%	20.8%	46.7%	48.8%	69.4%	70.7%	46.6%	50.8%	40.2%
1981- 85	45.8%	17.5%	37.8%	36.1%	60.0%	57.2%	43.1%	44.6%	39.3%
1986- 91	31.2%	11.7%	25.2%	20.8%	41.6%	54.6%	50.5%	48.5%	56.7%
<b>MONTREAL</b>									
<b>TOTAL</b>	54.4%	13.1%	38.8%	56.2%	66.8%	70.8%	57.1%	61.4%	46.9%
Non- immigrants	53.3%	13.2%	40.4%	57.5%	66.5%	69.1%	54.8%	58.7%	44.9%
All Immigrants	59.9%	12.3%	25.2%	49.1%	68.3%	78.2%	63.7%	70.4%	51.4%
Prior to 1966	74.0%	N/A	39.7%	60.5%	76.0%	84.2%	70.4%	78.2%	56.6%
1966- 70	62.7%	33.3%	34.3%	64.0%	72.4%	73.8%	60.0%	67.2%	43.2%
1971- 75	53.2%	9.5%	39.9%	68.4%	63.3%	69.0%	34.4%	36.3%	30.6%
1976- 80	41.1%	20.5%	40.3%	48.8%	61.5%	48.3%	24.3%	29.3%	17.2%
1981- 85	31.0%	21.9%	26.6%	36.1%	41.7%	47.5%	23.1%	21.7%	25.6%
1986- 91	14.2%	3.4%	9.9%	20.8%	26.8%	32.8%	13.9%	16.1%	12.5%
<b>TORONTO</b>									
<b>TOTAL</b>	64.7%	18.3%	43.7%	59.2%	70.3%	80.4%	76.7%	79.7%	70.2%
Non- immigrants	63.2%	19.4%	46.2%	60.1%	69.6%	79.5%	78.2%	80.4%	73.0%
All Immigrants	66.8%	15.2%	37.5%	57.8%	71.0%	81.3%	75.2%	78.9%	67.7%
Prior to 1966	82.7%	N/A	60.5%	71.0%	78.6%	86.8%	82.8%	86.3%	75.7%
1966- 70	72.0%	35.1%	51.4%	69.8%	79.1%	82.5%	73.6%	78.0%	60.1%
1971- 75	57.8%	18.3%	44.2%	69.5%	68.3%	65.2%	50.1%	58.1%	35.9%
1976- 80	45.1%	11.9%	42.2%	56.3%	55.8%	62.7%	29.2%	32.7%	24.4%
1981- 85	37.6%	12.2%	32.7%	51.4%	47.5%	46.8%	29.2%	30.0%	26.9%
1986- 91	28.2%	10.2%	26.3%	33.8%	29.1%	40.9%	37.4%	32.3%	51.0%
<b>VANCOUVER</b>									
<b>TOTAL</b>	66.9%	13.2%	41.4%	59.9%	76.0%	83.6%	81.2%	83.3%	77.6%
Non- immigrants	65.1%	12.9%	41.6%	58.4%	75.4%	83.2%	83.9%	85.4%	81.0%
All Immigrants	71.2%	15.1%	40.7%	64.5%	77.3%	84.5%	76.6%	79.4%	72.2%
Prior to 1966	81.9%	N/A	49.5%	65.9%	78.2%	87.8%	81.9%	85.0%	77.1%
1966- 70	72.2%	20.7%	46.8%	70.9%	83.9%	83.4%	71.9%	74.8%	64.8%
1971- 75	66.2%	9.4%	45.5%	73.8%	76.0%	75.9%	70.5%	73.0%	66.7%
1976- 80	55.6%	21.9%	48.5%	60.0%	72.4%	73.0%	49.5%	52.6%	44.2%
1981- 85	49.2%	13.8%	41.2%	62.8%	56.4%	62.7%	48.7%	50.5%	45.8%
1986- 91	43.0%	12.7%	31.7%	50.3%	59.0%	70.0%	71.6%	71.1%	70.0%

Source: 1991 Census of Canada custom tabulations

**Table A7.4**  
**Ownership Rates by Period of Immigration and Age of Household Maintainer**  
**For Husband/Wife Families with Children**  
**Canada, Montreal, Toronto and Vancouver, 1991**

*Proportion of Husb/Wife with Child(ren) Family Households Who Own in Each Age Category*

	All	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	65- 74	75 +
<b>CANADA</b>									
<b>TOTAL</b>	80.6%	27.4%	68.4%	83.4%	88.4%	89.1%	87.9%	88.2%	86.5%
Non- immigrants	81.2%	27.6%	70.5%	85.0%	89.1%	88.9%	88.3%	88.6%	87.0%
All Immigrants	78.8%	26.1%	54.9%	77.5%	86.8%	89.5%	87.0%	87.3%	85.0%
Prior to 1966	91.8%	N/A	75.5%	89.5%	93.5%	94.1%	92.9%	93.2%	91.2%
1966- 70	87.9%	42.6%	70.9%	88.4%	91.1%	91.0%	88.6%	89.0%	87.1%
1971- 75	83.2%	36.4%	69.2%	85.1%	85.9%	86.4%	79.0%	80.1%	71.2%
1976- 80	76.1%	30.8%	64.6%	79.5%	82.5%	79.5%	64.5%	66.9%	54.0%
1981- 85	65.5%	30.8%	55.3%	69.9%	75.3%	69.6%	54.7%	55.8%	48.9%
1986- 91	40.4%	15.5%	29.2%	43.8%	52.5%	53.4%	50.6%	52.2%	40.5%
<b>MONTREAL</b>									
<b>TOTAL</b>	72.5%	18.6%	59.7%	75.8%	80.3%	79.2%	71.8%	72.6%	67.9%
Non- immigrants	73.3%	19.5%	63.0%	78.2%	80.5%	76.7%	69.7%	70.3%	66.7%
All Immigrants	70.3%	13.5%	41.1%	68.3%	79.8%	82.9%	75.4%	76.5%	70.1%
Prior to 1966	87.7%	N/A	69.1%	85.9%	89.0%	90.2%	85.8%	86.6%	81.5%
1966- 70	82.6%	66.7%	62.4%	80.6%	86.8%	85.7%	80.0%	81.8%	57.1%
1971- 75	77.9%	20.7%	64.6%	79.8%	80.8%	82.0%	56.6%	58.1%	44.4%
1976- 80	67.4%	24.0%	53.7%	71.2%	76.8%	68.1%	44.1%	42.0%	44.4%
1981- 85	54.1%	7.4%	39.2%	60.8%	65.6%	59.7%	44.8%	45.5%	41.7%
1986- 91	24.3%	6.5%	17.2%	25.8%	34.9%	30.0%	28.1%	29.6%	0.0%
<b>TORONTO</b>									
<b>TOTAL</b>	77.4%	24.2%	60.6%	77.3%	85.5%	88.7%	86.5%	86.6%	85.9%
Non- immigrants	78.7%	23.9%	66.7%	81.5%	86.4%	88.5%	87.7%	87.7%	87.4%
All Immigrants	76.4%	24.6%	51.8%	73.9%	85.1%	88.8%	85.8%	86.0%	84.9%
Prior to 1966	92.9%	N/A	79.1%	90.6%	94.4%	94.8%	93.3%	93.4%	92.7%
1966- 70	88.3%	39.1%	71.8%	89.9%	90.4%	90.0%	86.9%	86.7%	88.0%
1971- 75	81.0%	40.0%	67.6%	82.5%	83.4%	83.2%	77.7%	79.3%	71.4%
1976- 80	72.9%	27.8%	62.7%	75.5%	78.4%	79.7%	63.8%	64.7%	60.0%
1981- 85	59.3%	31.6%	49.5%	62.8%	71.2%	64.9%	49.7%	49.2%	57.1%
1986- 91	38.8%	14.0%	28.4%	41.6%	50.7%	51.1%	42.0%	44.1%	29.4%
<b>VANCOUVER</b>									
<b>TOTAL</b>	78.0%	20.4%	60.1%	79.3%	86.3%	90.0%	88.6%	89.9%	82.9%
Non- immigrants	76.5%	16.6%	61.3%	79.5%	87.3%	89.5%	89.6%	91.4%	82.2%
All Immigrants	80.0%	31.5%	57.1%	79.1%	85.4%	90.3%	87.9%	88.7%	83.6%
Prior to 1966	89.9%	N/A	66.0%	86.7%	91.0%	93.0%	93.1%	93.6%	90.9%
1966- 70	87.0%	42.9%	65.8%	87.9%	89.1%	93.1%	92.5%	92.4%	100.0%
1971- 75	84.0%	33.3%	67.0%	85.1%	86.0%	89.9%	83.6%	85.0%	76.9%
1976- 80	77.1%	54.5%	66.3%	78.9%	80.1%	85.1%	85.5%	91.7%	66.7%
1981- 85	70.6%	30.0%	59.9%	71.3%	79.7%	84.4%	66.7%	72.3%	25.0%
1986- 91	62.6%	21.7%	39.2%	65.7%	73.0%	79.9%	80.0%	79.5%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A7.5**  
**Ownership Rates by Period of Immigration and Age of Household Maintainer**  
**For Lone Parent Families**  
**Canada, Montreal, Toronto and Vancouver, 1991**

*Proportion of Lone Parent Family Households Who Own in Each Age Category*

	All	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	65- 74	75 +
<b>CANADA</b>									
<b>TOTAL</b>	44.7%	6.5%	20.7%	42.8%	58.7%	67.5%	74.2%	73.5%	75.4%
Non-immigrants	43.6%	6.2%	20.9%	43.3%	58.1%	66.9%	73.7%	73.5%	74.1%
All Immigrants	49.4%	8.5%	19.2%	40.3%	60.3%	69.2%	75.9%	73.5%	80.0%
Prior to 1966	72.0%	N/A	33.3%	54.3%	71.6%	79.3%	83.2%	82.3%	84.7%
1966- 70	55.0%	14.0%	20.9%	49.5%	65.0%	68.9%	68.2%	75.3%	45.3%
1971- 75	41.5%	6.5%	21.0%	40.7%	55.0%	56.7%	46.3%	42.6%	56.4%
1976- 80	35.9%	8.0%	22.9%	37.9%	49.1%	52.7%	41.8%	36.0%	58.3%
1981- 85	25.6%	8.8%	18.2%	26.9%	43.5%	30.4%	27.2%	25.7%	30.6%
1986- 91	17.2%	8.7%	11.2%	18.3%	26.4%	26.2%	40.0%	39.8%	42.9%
<b>MONTREAL</b>									
<b>TOTAL</b>	32.5%	6.3%	14.5%	30.9%	44.0%	46.3%	46.0%	46.5%	45.1%
Non-immigrants	31.8%	6.4%	14.6%	31.4%	43.7%	43.8%	45.6%	47.0%	43.4%
All Immigrants	35.2%	5.3%	14.0%	29.2%	45.0%	52.8%	47.2%	44.3%	52.0%
Prior to 1966	59.1%	N/A	22.4%	45.5%	62.9%	68.6%	58.8%	57.4%	60.9%
1966- 70	44.9%	18.2%	27.1%	44.1%	50.3%	49.2%	27.3%	47.1%	0.0%
1971- 75	34.6%	0.0%	17.3%	31.9%	44.3%	47.7%	30.0%	30.8%	40.0%
1976- 80	26.5%	0.0%	19.2%	30.1%	24.6%	35.5%	34.2%	26.7%	57.1%
1981- 85	14.3%	8.3%	10.4%	16.2%	23.3%	9.8%	10.3%	10.0%	20.0%
1986- 91	10.3%	4.7%	8.4%	8.8%	15.9%	10.8%	25.9%	28.0%	N/A
<b>TORONTO</b>									
<b>TOTAL</b>	43.5%	8.4%	17.1%	37.5%	56.5%	66.2%	74.2%	73.0%	76.7%
Non-immigrants	43.1%	8.5%	18.1%	40.5%	56.4%	65.1%	74.7%	73.9%	76.2%
All Immigrants	44.0%	8.2%	15.8%	34.6%	56.5%	67.0%	73.7%	72.1%	77.4%
Prior to 1966	72.9%	N/A	29.5%	56.1%	71.5%	79.3%	83.7%	83.5%	83.9%
1966- 70	52.6%	17.2%	21.4%	43.0%	61.8%	65.3%	75.6%	79.1%	64.7%
1971- 75	35.3%	7.5%	17.5%	34.2%	47.9%	50.5%	40.2%	33.9%	59.1%
1976- 80	29.3%	6.3%	18.4%	30.9%	45.5%	47.4%	36.0%	33.3%	43.8%
1981- 85	21.7%	8.5%	14.3%	21.6%	40.7%	31.5%	28.6%	27.3%	28.6%
1986- 91	15.6%	8.0%	10.0%	16.5%	26.0%	27.8%	33.3%	32.3%	0.0%
<b>VANCOUVER</b>									
<b>TOTAL</b>	45.3%	8.7%	16.9%	40.3%	59.9%	71.0%	80.6%	77.5%	85.5%
Non-immigrants	40.3%	8.2%	15.1%	37.2%	57.3%	69.8%	81.4%	79.4%	84.9%
All Immigrants	55.6%	11.0%	23.9%	47.4%	63.7%	72.4%	79.6%	75.0%	86.1%
Prior to 1966	70.7%	N/A	16.7%	50.9%	71.3%	77.2%	86.5%	81.0%	92.0%
1966- 70	56.9%	50.0%	18.2%	51.4%	59.5%	84.7%	87.0%	89.5%	100.0%
1971- 75	51.3%	18.2%	33.3%	48.6%	62.2%	55.3%	70.0%	65.0%	72.7%
1976- 80	46.5%	0.0%	26.6%	45.9%	61.0%	70.2%	37.5%	25.0%	54.5%
1981- 85	41.3%	16.7%	31.1%	37.4%	66.0%	40.0%	57.1%	60.0%	50.0%
1986- 91	36.7%	5.7%	14.9%	43.5%	51.9%	59.4%	63.2%	56.3%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A7.6**  
**Ownership Rates by Period of Immigration and Age of Household Maintainer**  
**For Multiple Family Households**  
**Canada, Montreal, Toronto and Vancouver, 1991**

*Proportion of Multiple Family Households Who Own in Each Age Category*

	All	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	65- 74	75 +
<b>CANADA</b>									
<b>TOTAL</b>	83.2%	45.0%	71.5%	81.5%	86.8%	90.1%	89.4%	89.3%	89.8%
Non-immigrants	82.4%	32.8%	68.0%	77.0%	85.0%	89.9%	90.2%	90.7%	88.6%
All Immigrants	83.9%	57.0%	73.3%	83.9%	88.7%	90.3%	88.3%	87.6%	91.8%
Prior to 1966	94.6%	N/A	79.3%	94.1%	92.8%	95.3%	96.5%	96.4%	96.9%
1966- 70	92.8%	77.8%	83.0%	90.7%	93.4%	97.6%	93.2%	93.4%	83.3%
1971- 75	89.5%	64.3%	83.8%	90.4%	92.1%	90.1%	85.0%	85.4%	80.0%
1976- 80	85.4%	70.0%	83.4%	88.0%	90.5%	87.7%	73.9%	72.1%	78.1%
1981- 85	78.8%	50.0%	78.3%	82.4%	76.3%	81.5%	72.5%	68.2%	91.7%
1986- 91	59.2%	51.1%	53.4%	63.8%	62.4%	65.5%	62.3%	63.0%	57.1%
<b>MONTREAL</b>									
<b>TOTAL</b>	73.3%	37.1%	62.2%	70.4%	77.4%	84.7%	72.8%	69.9%	82.8%
Non-immigrants	71.2%	29.4%	66.7%	64.4%	71.9%	83.8%	69.6%	68.4%	73.3%
All Immigrants	75.4%	44.4%	59.1%	74.9%	84.6%	85.6%	76.4%	71.6%	92.9%
Prior to 1966	95.5%	N/A	N/A	100.0%	96.2%	100.0%	89.1%	86.4%	90.5%
1966- 70	87.8%	N/A	60.0%	85.7%	88.9%	90.9%	71.4%	100.0%	0.0%
1971- 75	79.9%	N/A	100.0%	82.0%	85.7%	78.6%	50.0%	50.0%	N/A
1976- 80	77.5%	40.0%	68.4%	84.6%	88.2%	83.3%	66.7%	60.0%	100.0%
1981- 85	62.7%	N/A	65.2%	67.5%	57.1%	56.3%	50.0%	28.6%	100.0%
1986- 91	45.6%	30.0%	34.0%	52.6%	52.6%	56.3%	50.0%	40.0%	100.0%
<b>TORONTO</b>									
<b>TOTAL</b>	82.5%	48.7%	70.4%	81.7%	87.3%	89.5%	89.3%	88.2%	94.3%
Non-immigrants	82.0%	44.4%	68.1%	82.6%	82.3%	88.7%	90.9%	91.1%	92.3%
All Immigrants	82.7%	50.0%	71.0%	81.6%	88.9%	89.8%	88.7%	87.1%	95.1%
Prior to 1966	96.1%	N/A	93.3%	97.2%	95.0%	95.6%	97.9%	97.3%	100.0%
1966- 70	93.7%	100.0%	86.7%	90.3%	95.6%	96.2%	93.1%	92.2%	100.0%
1971- 75	88.7%	42.9%	83.0%	90.9%	89.2%	89.0%	87.0%	89.6%	71.4%
1976- 80	83.3%	66.7%	82.6%	85.8%	87.0%	89.4%	60.4%	57.9%	77.8%
1981- 85	77.9%	50.0%	78.6%	78.8%	76.7%	83.0%	74.6%	70.2%	100.0%
1986- 91	55.2%	43.5%	51.2%	59.6%	62.0%	58.4%	48.1%	50.0%	N/A
<b>VANCOUVER</b>									
<b>TOTAL</b>	85.2%	55.9%	75.3%	83.0%	89.8%	92.3%	91.8%	92.7%	88.9%
Non-immigrants	80.7%	0.0%	66.1%	71.3%	88.3%	92.6%	91.7%	94.9%	87.1%
All Immigrants	86.7%	76.0%	78.0%	86.0%	90.4%	92.2%	91.8%	91.3%	90.0%
Prior to 1966	91.4%	N/A	0.0%	86.4%	89.0%	94.3%	100.0%	100.0%	100.0%
1966- 70	95.2%	N/A	100.0%	91.2%	95.8%	100.0%	90.0%	100.0%	N/A
1971- 75	91.3%	100.0%	84.6%	88.6%	95.6%	96.4%	94.6%	92.0%	100.0%
1976- 80	87.2%	60.0%	82.9%	89.1%	91.7%	90.9%	88.4%	93.3%	76.9%
1981- 85	81.4%	100.0%	79.2%	83.9%	83.3%	86.1%	74.2%	69.6%	100.0%
1986- 91	75.5%	77.8%	61.4%	78.1%	73.5%	85.1%	100.0%	100.0%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A8.1**  
**Ownership Rates by Household Type, Place of Birth and Age of Household Maintainer:**  
**All Households**  
**Canada, Montreal, Toronto and Vancouver, 1991**

	<i>Proportion of All Households Who Own in Each Age Group</i>								
	All	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	65- 74	75 +
<b>CANADA</b>									
TOTAL	63.0%	13.6%	47.5%	68.6%	75.3%	75.9%	65.9%	70.5%	58.7%
Non- immigrants	62.3%	13.5%	48.7%	69.1%	74.8%	74.6%	65.5%	69.7%	58.6%
All Immigrants	66.1%	14.2%	39.7%	66.3%	76.8%	79.6%	67.2%	73.4%	58.8%
Europe	72.6%	17.5%	45.2%	72.4%	81.2%	82.7%	70.3%	77.1%	61.1%
Asia	60.7%	17.5%	42.0%	66.9%	75.5%	75.4%	49.4%	54.7%	39.5%
South East Asia	49.6%	13.7%	35.4%	57.4%	67.0%	57.4%	36.6%	39.6%	27.7%
Rest of Asia	64.7%	19.9%	45.2%	70.5%	78.2%	79.2%	51.9%	58.4%	41.1%
Africa	49.7%	8.6%	25.6%	54.3%	70.5%	67.8%	42.5%	47.7%	30.6%
Central & S. America	39.4%	9.3%	27.4%	44.6%	53.2%	51.7%	31.1%	31.6%	29.7%
Caribbean & Bermuda	43.0%	5.2%	22.3%	45.0%	57.8%	58.4%	41.2%	44.3%	34.6%
All Other Places	62.9%	12.7%	43.5%	67.4%	74.0%	74.9%	64.1%	71.7%	58.0%
<b>MONTREAL</b>									
TOTAL	47.1%	8.5%	35.1%	54.8%	60.9%	57.4%	40.3%	45.4%	31.5%
Non- immigrants	45.7%	8.6%	36.5%	55.1%	59.0%	53.8%	37.4%	42.2%	29.1%
All Immigrants	52.9%	7.5%	25.9%	53.7%	66.9%	68.8%	50.0%	57.4%	39.0%
Europe	63.7%	11.4%	35.0%	65.3%	75.0%	75.4%	55.7%	64.8%	42.9%
Asia	42.8%	9.4%	25.0%	49.7%	60.4%	55.7%	30.8%	34.4%	24.0%
South East Asia	42.5%	11.4%	32.5%	51.1%	59.3%	39.2%	17.9%	18.3%	15.0%
Rest of Asia	42.9%	8.3%	21.8%	49.1%	60.7%	60.0%	34.4%	40.4%	25.6%
Africa	46.9%	6.2%	22.5%	49.3%	68.7%	64.8%	31.7%	37.6%	18.2%
Central & S. America	24.2%	2.6%	14.4%	30.8%	34.1%	31.0%	20.0%	17.1%	21.6%
Caribbean & Bermuda	34.6%	2.8%	16.7%	38.9%	50.6%	39.7%	26.4%	28.4%	23.4%
All Other Places	46.7%	8.8%	33.0%	51.9%	61.6%	60.8%	43.7%	55.0%	29.8%
<b>TORONTO</b>									
TOTAL	58.8%	12.5%	39.1%	61.9%	72.0%	73.9%	62.7%	68.0%	54.2%
Non- immigrants	55.5%	11.8%	40.1%	61.5%	68.9%	70.0%	61.9%	66.5%	54.5%
All Immigrants	62.4%	13.9%	37.3%	62.3%	74.2%	77.0%	63.5%	69.5%	53.9%
Europe	71.2%	18.2%	44.0%	70.1%	80.4%	81.5%	68.4%	75.3%	57.9%
Asia	58.2%	20.8%	41.0%	63.7%	73.8%	72.7%	43.4%	48.9%	32.7%
South East Asia	44.8%	14.1%	30.5%	51.4%	63.0%	56.4%	27.8%	31.5%	16.1%
Rest of Asia	62.4%	24.2%	45.3%	67.5%	76.7%	75.7%	46.3%	52.6%	34.9%
Africa	44.3%	6.3%	22.9%	50.0%	65.7%	61.2%	43.5%	50.2%	20.3%
Central & S. America	40.0%	11.1%	29.6%	45.0%	53.9%	48.9%	23.3%	24.6%	19.7%
Caribbean & Bermuda	41.1%	4.7%	20.5%	43.1%	56.3%	57.6%	39.0%	42.9%	30.0%
All Other Places	57.2%	8.5%	37.5%	60.9%	67.1%	68.1%	57.9%	64.9%	49.8%
<b>VANCOUVER</b>									
TOTAL	57.9%	9.7%	36.7%	61.2%	71.4%	74.3%	65.9%	70.4%	59.7%
Non- immigrants	53.7%	8.6%	35.3%	57.5%	68.5%	70.8%	67.1%	70.3%	62.5%
All Immigrants	65.7%	15.7%	41.7%	68.0%	75.1%	78.8%	63.8%	70.5%	55.8%
Europe	66.3%	15.1%	33.9%	64.7%	74.0%	78.0%	65.2%	71.8%	57.5%
Asia	70.2%	22.5%	50.9%	75.5%	80.4%	84.6%	60.4%	67.6%	48.3%
South East Asia	50.9%	12.3%	32.3%	54.8%	66.6%	70.4%	52.2%	56.6%	41.7%
Rest of Asia	75.4%	28.4%	58.5%	81.2%	84.1%	86.9%	61.5%	69.6%	49.0%
Africa	57.6%	18.2%	38.5%	58.2%	68.6%	68.6%	57.6%	62.7%	46.9%
Central & S. America	34.5%	4.8%	24.0%	32.8%	55.7%	47.1%	53.7%	58.8%	55.6%
Caribbean & Bermuda	53.7%	0.0%	34.7%	56.6%	58.1%	66.3%	63.6%	60.7%	64.7%
All Other Places	56.7%	6.8%	35.9%	61.6%	70.3%	70.7%	61.2%	69.3%	55.4%

Source: Census of Canada custom tabulations

**Table A8.2**  
**Ownership Rates by Household Type, Place of Birth and Age of Household Maintainer:**  
**All Family Households**  
**Canada, Montreal, Toronto and Vancouver, 1991**

	<i>Proportion of Family Households Who Own in Each Age Group</i>								
	All	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	65- 74	75 +
<b>CANADA</b>									
TOTAL	73.0%	19.2%	57.1%	75.6%	82.7%	85.1%	80.7%	82.8%	76.0%
Non- Immigrants	72.7%	19.2%	58.5%	76.7%	82.8%	84.6%	80.6%	82.6%	76.1%
All Immigrants	74.3%	19.6%	47.6%	71.6%	82.3%	86.4%	81.0%	83.5%	75.7%
Europe	81.5%	24.8%	54.2%	78.1%	86.9%	89.5%	84.4%	87.3%	78.4%
Asia	67.6%	24.6%	49.2%	71.1%	78.8%	79.8%	60.3%	62.7%	54.2%
South East Asia	56.4%	20.7%	41.8%	62.4%	71.8%	62.2%	42.5%	44.6%	35.7%
Rest of Asia	71.5%	27.3%	52.9%	74.4%	80.9%	83.2%	64.3%	67.3%	57.2%
Africa	60.2%	19.8%	35.8%	60.9%	76.0%	75.7%	54.8%	59.1%	40.4%
Central & S. America	44.7%	10.4%	31.8%	48.6%	58.5%	58.0%	40.5%	39.4%	44.5%
Caribbean & Bermuda	50.3%	6.0%	26.9%	50.0%	65.6%	69.6%	56.4%	57.1%	53.8%
All Other Places	73.7%	19.7%	52.8%	74.9%	81.8%	84.0%	81.4%	83.7%	78.0%
<b>MONTREAL</b>									
TOTAL	60.2%	13.0%	46.4%	64.6%	71.3%	71.3%	58.1%	61.9%	48.7%
Non- Immigrants	59.5%	13.2%	48.6%	65.9%	70.6%	68.6%	55.7%	59.1%	46.5%
All Immigrants	62.7%	11.8%	33.3%	60.1%	73.3%	77.9%	64.8%	69.7%	54.1%
Europe	74.2%	17.4%	43.7%	71.6%	81.2%	84.0%	71.7%	77.8%	58.9%
Asia	51.1%	18.9%	32.5%	55.3%	64.7%	61.2%	38.8%	40.1%	35.3%
South East Asia	49.4%	20.0%	39.0%	56.3%	64.6%	45.3%	20.4%	20.9%	18.5%
Rest of Asia	51.8%	16.9%	29.3%	54.8%	64.8%	65.2%	44.6%	47.9%	39.1%
Africa	58.3%	11.5%	32.3%	57.8%	74.2%	74.5%	44.8%	49.8%	29.3%
Central & S. America	29.8%	2.1%	18.3%	35.7%	39.8%	41.6%	27.9%	23.3%	36.8%
Caribbean & Bermuda	42.2%	4.5%	20.8%	44.0%	58.9%	52.5%	38.7%	37.1%	39.0%
All Other Places	62.1%	18.8%	44.6%	65.5%	76.7%	71.8%	62.3%	71.4%	46.3%
<b>TORONTO</b>									
TOTAL	69.4%	17.6%	49.9%	69.7%	79.2%	82.9%	78.5%	80.8%	72.8%
Non- Immigrants	68.4%	17.7%	53.3%	72.0%	78.0%	81.3%	79.3%	81.1%	74.7%
All Immigrants	70.4%	17.4%	44.6%	67.7%	79.9%	84.0%	77.8%	80.4%	71.2%
Europe	80.1%	26.4%	53.3%	76.1%	86.2%	88.4%	83.3%	86.2%	76.2%
Asia	64.6%	23.5%	47.3%	68.1%	76.6%	77.2%	53.9%	57.4%	45.3%
South East Asia	51.3%	18.4%	35.5%	57.6%	67.7%	62.4%	34.9%	39.4%	20.4%
Rest of Asia	68.5%	26.6%	52.2%	71.2%	78.9%	79.7%	57.7%	61.4%	49.0%
Africa	54.4%	16.7%	31.8%	56.4%	70.8%	68.9%	56.0%	60.9%	34.4%
Central & S. America	45.6%	12.7%	34.1%	48.9%	60.5%	54.7%	32.3%	32.5%	32.0%
Caribbean & Bermuda	47.6%	4.5%	24.3%	47.6%	63.9%	68.4%	54.9%	56.5%	50.0%
All Other Places	69.9%	14.3%	50.0%	69.8%	78.8%	78.0%	76.7%	78.3%	73.8%
<b>VANCOUVER</b>									
TOTAL	70.3%	14.4%	48.4%	71.0%	80.6%	85.1%	82.4%	84.2%	78.8%
Non- Immigrants	67.1%	12.6%	47.5%	68.8%	79.4%	83.8%	84.4%	85.9%	81.4%
All Immigrants	75.4%	23.0%	51.2%	74.6%	81.8%	86.6%	79.4%	81.7%	75.2%
Europe	78.2%	22.3%	45.3%	74.2%	83.1%	87.4%	81.4%	83.9%	76.8%
Asia	76.5%	30.1%	58.4%	78.8%	83.0%	88.0%	74.6%	76.5%	70.0%
South East Asia	57.3%	20.4%	38.9%	58.5%	70.8%	74.8%	57.2%	57.8%	55.8%
Rest of Asia	81.4%	34.5%	65.8%	84.2%	86.1%	89.9%	77.3%	79.9%	71.6%
Africa	65.7%	41.2%	47.9%	62.1%	75.6%	75.8%	69.2%	72.9%	55.6%
Central & S. America	38.9%	0.0%	28.2%	37.5%	57.9%	50.0%	60.0%	62.5%	50.0%
Caribbean & Bermuda	66.4%	0.0%	41.1%	67.0%	68.4%	85.4%	83.3%	83.3%	75.0%
All Other Places	68.1%	10.7%	45.7%	70.9%	79.3%	79.2%	79.9%	80.4%	80.0%

Source: 1991 Census of Canada custom tabulations

**Table A8.3**  
**Ownership Rates by Household Type, Place of Birth and Age of Household Maintainer:**  
**Childless Couples**  
**Canada, Montreal, Toronto and Vancouver, 1991**

*Proportion of Husband/Wife without Child(ren) Family Households Who Own in Each Age Category*

	All	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	65- 74	75 +
<b>CANADA</b>									
<b>TOTAL</b>	71.4%	20.3%	49.7%	56.2%	80.1%	85.4%	80.2%	82.6%	74.9%
Non-immigrants	70.7%	20.5%	51.0%	57.5%	80.5%	85.1%	80.2%	82.4%	75.2%
All Immigrants	74.2%	18.1%	39.7%	49.1%	78.4%	86.3%	80.1%	83.3%	74.1%
Europe	80.1%	22.1%	45.7%	61.4%	81.2%	88.1%	82.9%	86.3%	76.6%
Asia	53.0%	17.4%	37.8%	40.1%	69.4%	77.4%	52.7%	55.4%	48.0%
South East Asia	41.2%	13.3%	30.7%	49.2%	66.5%	64.0%	37.4%	40.4%	30.5%
Rest of Asia	56.3%	20.4%	40.1%	35.7%	70.3%	80.1%	55.8%	59.0%	50.6%
Africa	48.4%	17.6%	24.5%	43.0%	68.5%	76.4%	55.1%	59.9%	41.4%
Central & S. America	36.8%	8.4%	27.5%	17.2%	52.4%	56.8%	42.7%	40.1%	46.9%
Caribbean & Bermuda	49.2%	5.5%	28.2%	25.3%	61.2%	73.7%	59.0%	62.5%	51.3%
All Other Places	73.3%	19.7%	43.8%	44.4%	78.8%	84.7%	81.0%	84.1%	76.7%
<b>MONTREAL</b>									
<b>TOTAL</b>	54.4%	13.1%	38.8%	56.2%	66.8%	70.8%	57.1%	61.4%	46.9%
Non-immigrants	53.3%	13.2%	40.4%	57.5%	66.5%	69.1%	54.8%	58.7%	44.9%
All Immigrants	59.9%	12.3%	25.2%	49.1%	68.3%	78.2%	63.7%	70.4%	51.4%
Europe	68.8%	18.2%	31.2%	61.4%	72.7%	81.4%	68.9%	76.4%	55.6%
Asia	36.4%	17.4%	23.3%	40.1%	53.4%	58.9%	35.4%	38.0%	30.1%
South East Asia	35.1%	10.5%	33.7%	49.2%	72.2%	37.0%	16.4%	18.4%	0.0%
Rest of Asia	37.0%	18.5%	19.9%	35.7%	49.4%	63.7%	41.0%	45.4%	33.3%
Africa	48.3%	0.0%	20.6%	43.0%	67.0%	78.6%	47.2%	54.3%	31.8%
Central & S. America	21.7%	5.3%	16.4%	17.2%	40.0%	42.4%	24.4%	18.5%	30.8%
Caribbean & Bermuda	34.7%	8.3%	17.2%	25.3%	58.3%	56.5%	40.2%	41.5%	34.6%
All Other Places	54.2%	11.1%	29.7%	44.4%	67.6%	71.8%	60.2%	70.6%	43.1%
<b>TORONTO</b>									
<b>TOTAL</b>	64.7%	18.3%	43.7%	59.2%	70.3%	80.4%	76.7%	79.7%	70.2%
Non-immigrants	63.2%	19.4%	46.2%	60.1%	69.6%	79.5%	78.2%	80.4%	73.0%
All Immigrants	66.8%	15.2%	37.5%	57.8%	71.0%	81.3%	75.2%	78.9%	67.7%
Europe	75.5%	19.0%	44.2%	63.3%	75.0%	84.4%	80.4%	83.9%	73.0%
Asia	48.8%	17.6%	38.8%	58.3%	66.5%	72.1%	42.7%	47.0%	35.6%
South East Asia	32.7%	7.7%	24.2%	38.1%	56.6%	61.8%	29.7%	34.9%	17.8%
Rest of Asia	52.9%	23.8%	43.2%	63.0%	70.0%	73.9%	45.1%	49.3%	38.9%
Africa	38.4%	25.8%	21.3%	37.7%	61.6%	60.0%	56.1%	60.4%	40.9%
Central & S. America	33.3%	11.1%	26.8%	37.8%	50.5%	45.5%	29.9%	29.0%	32.4%
Caribbean & Bermuda	45.8%	2.3%	26.6%	50.5%	56.2%	67.7%	53.5%	57.0%	46.9%
All Other Places	62.6%	12.9%	37.3%	60.3%	68.8%	76.3%	74.3%	77.9%	68.8%
<b>VANCOUVER</b>									
<b>TOTAL</b>	66.9%	13.2%	41.4%	59.9%	76.0%	83.6%	81.2%	83.3%	77.6%
Non-immigrants	65.1%	12.9%	41.6%	58.4%	75.4%	83.2%	83.9%	85.4%	81.0%
All Immigrants	71.2%	15.1%	40.7%	64.5%	77.3%	84.5%	76.6%	79.4%	72.2%
Europe	76.1%	18.9%	38.6%	65.8%	79.1%	86.1%	79.2%	82.4%	74.2%
Asia	62.6%	14.3%	47.5%	68.4%	71.2%	80.9%	65.1%	66.8%	62.0%
South East Asia	47.4%	22.2%	33.0%	51.5%	75.9%	73.0%	46.6%	49.0%	41.7%
Rest of Asia	65.9%	13.2%	51.4%	73.3%	70.1%	82.2%	67.7%	69.8%	64.4%
Africa	51.7%	27.3%	28.4%	51.5%	52.9%	73.9%	65.1%	70.4%	53.8%
Central & S. America	38.0%	0.0%	30.0%	35.3%	71.4%	54.5%	60.0%	66.7%	50.0%
Caribbean & Bermuda	60.3%	0.0%	40.0%	33.3%	66.7%	85.7%	87.5%	100.0%	75.0%
All Other Places	65.1%	9.7%	35.0%	59.1%	80.3%	80.8%	78.8%	79.9%	77.9%

Source: 1991 Census of Canada custom tabulations



**Table A8.4**  
**Ownership Rates by Household Type, Place of Birth and Age of Household Maintainer:**  
**Husband/Wife with Children Family Households**  
**Canada, Montreal, Toronto and Vancouver, 1991**

*Proportion of Husband/Wife with Child(ren) Family Households Who Own in Each Age Category*

	All	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	65- 74	75 +
<b>CANADA</b>									
<b>TOTAL</b>	80.6%	27.4%	68.4%	83.4%	88.4%	89.1%	87.9%	88.2%	86.5%
Non- immigrants	81.2%	27.6%	70.5%	85.0%	89.1%	88.9%	88.3%	88.6%	87.0%
All Immigrants	78.8%	26.1%	54.9%	77.5%	86.8%	89.5%	87.0%	87.3%	85.0%
Europe	85.6%	34.3%	62.3%	83.4%	91.1%	93.1%	92.6%	92.7%	91.9%
Asia	72.0%	26.3%	51.9%	73.6%	80.9%	82.5%	70.2%	72.1%	60.0%
South East Asia	62.2%	24.2%	44.7%	67.1%	75.1%	66.0%	48.0%	50.6%	30.8%
Rest of Asia	75.2%	27.8%	55.6%	75.8%	82.4%	85.3%	74.8%	76.9%	64.9%
Africa	67.9%	25.0%	45.3%	65.8%	80.4%	78.8%	62.2%	65.2%	33.3%
Central & S. Amer	51.9%	12.4%	36.5%	57.1%	64.4%	64.9%	35.8%	37.1%	35.3%
Caribbean & Berm	67.1%	10.9%	41.3%	66.9%	79.4%	79.7%	64.6%	65.4%	60.0%
All Other Places	79.7%	31.1%	63.0%	82.8%	87.3%	86.7%	87.4%	88.0%	86.4%
<b>MONTREAL</b>									
<b>TOTAL</b>	72.5%	18.6%	59.7%	75.8%	80.3%	79.2%	71.8%	72.6%	67.9%
Non- immigrants	73.3%	19.5%	63.0%	78.2%	80.5%	76.7%	69.7%	70.3%	66.7%
All Immigrants	70.3%	13.5%	41.1%	68.3%	79.8%	82.9%	75.4%	76.5%	70.1%
Europe	81.4%	19.6%	52.9%	78.2%	86.7%	89.3%	86.4%	86.6%	84.4%
Asia	56.8%	15.0%	36.6%	59.2%	67.3%	64.4%	47.7%	51.2%	37.5%
South East Asia	57.8%	20.0%	43.5%	63.0%	69.1%	51.5%	31.6%	31.3%	0.0%
Rest of Asia	56.4%	12.8%	33.5%	57.5%	66.9%	67.1%	53.9%	57.8%	41.7%
Africa	66.0%	25.0%	38.7%	63.4%	80.8%	76.4%	47.8%	52.5%	25.0%
Central & S. Amer	37.1%	6.3%	21.8%	43.3%	47.5%	48.8%	37.5%	30.0%	50.0%
Caribbean & Berm	59.7%	0.0%	31.2%	62.6%	73.5%	69.1%	47.4%	48.1%	40.0%
All Other Places	74.2%	37.5%	57.6%	80.3%	87.4%	75.8%	78.3%	81.0%	50.0%
<b>TORONTO</b>									
<b>TOTAL</b>	77.4%	24.2%	60.6%	77.3%	85.5%	88.7%	86.5%	86.6%	85.9%
Non- immigrants	78.7%	23.9%	66.7%	81.5%	86.4%	88.5%	87.7%	87.7%	87.4%
All Immigrants	76.4%	24.6%	51.8%	73.9%	85.1%	88.8%	85.8%	86.0%	84.9%
Europe	84.9%	40.7%	60.7%	81.5%	90.7%	93.1%	92.4%	92.8%	90.8%
Asia	69.0%	25.4%	48.6%	69.8%	78.7%	80.8%	68.2%	68.7%	63.6%
South East Asia	56.6%	27.7%	37.0%	60.7%	72.2%	65.0%	36.8%	38.5%	33.3%
Rest of Asia	72.3%	23.3%	53.7%	72.3%	80.1%	83.2%	73.7%	74.5%	70.6%
Africa	62.9%	12.5%	40.5%	61.6%	74.9%	75.4%	61.1%	60.0%	N/A
Central & S. Amer	53.9%	8.8%	39.9%	58.4%	66.0%	62.0%	32.3%	33.9%	0.0%
Caribbean & Berm	65.2%	13.2%	39.6%	63.8%	78.5%	78.9%	67.9%	69.9%	54.5%
All Other Places	79.9%	12.5%	65.8%	79.9%	86.1%	87.2%	81.0%	80.0%	75.0%
<b>VANCOUVER</b>									
<b>TOTAL</b>	78.0%	20.4%	60.1%	79.3%	86.3%	90.0%	88.6%	89.9%	82.9%
Non- immigrants	76.5%	16.6%	61.3%	79.5%	87.3%	89.5%	89.6%	91.4%	82.2%
All Immigrants	80.0%	31.5%	57.1%	79.1%	85.4%	90.3%	87.9%	88.7%	83.6%
Europe	83.5%	27.8%	55.6%	80.3%	88.1%	92.0%	92.3%	92.5%	91.2%
Asia	80.3%	36.8%	60.8%	81.4%	84.4%	90.7%	83.2%	85.0%	74.5%
South East Asia	62.2%	27.8%	41.1%	63.4%	72.9%	78.0%	63.6%	62.1%	60.0%
Rest of Asia	84.7%	40.8%	68.3%	85.8%	87.2%	92.4%	85.8%	87.6%	76.5%
Africa	73.4%	100.0%	69.6%	66.0%	81.9%	77.5%	80.0%	85.7%	0.0%
Central & S. Amer	43.1%	0.0%	31.0%	42.3%	59.4%	45.5%	100.0%	50.0%	N/A
Caribbean & Berm	80.3%	0.0%	57.9%	86.2%	81.7%	83.3%	66.7%	100.0%	N/A
All Other Places	73.3%	10.0%	52.6%	77.6%	83.5%	79.3%	81.8%	78.6%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A8.5**  
**Ownership Rates by Household Type, Place of Birth and Age of Household Maintainer:**  
**Lone Parent Households**  
**Canada, Montreal, Toronto and Vancouver, 1991**

*Proportion of Lone Parent Households Who Own in Each Age Category*

	All	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	65- 74	75 +
<b>CANADA</b>									
<b>TOTAL</b>	44.7%	6.5%	20.7%	42.8%	58.7%	67.5%	74.2%	73.5%	75.4%
Non-immigrants	43.6%	6.2%	20.9%	43.3%	58.1%	66.9%	73.7%	73.5%	74.1%
All Immigrants	49.4%	8.5%	19.2%	40.3%	60.3%	69.2%	75.9%	73.5%	80.0%
Europe	62.4%	10.3%	22.0%	49.3%	68.3%	77.0%	82.3%	81.8%	83.2%
Asia	46.9%	15.7%	27.5%	44.7%	62.3%	60.4%	58.2%	54.3%	68.0%
South East Asia	29.7%	14.5%	17.3%	27.8%	50.1%	36.4%	34.5%	32.2%	41.4%
Rest of Asia	57.4%	17.3%	37.3%	55.9%	68.0%	69.2%	66.8%	62.9%	74.7%
Africa	37.1%	12.8%	17.8%	35.2%	52.9%	56.6%	33.3%	32.7%	35.0%
Central & S. America	22.9%	6.0%	13.5%	19.7%	38.3%	37.0%	31.7%	31.9%	25.0%
Caribbean & Bermuda	24.2%	4.3%	9.2%	22.9%	39.2%	43.2%	32.7%	28.7%	50.0%
All Other Places	52.2%	4.6%	24.5%	47.9%	63.3%	70.5%	77.9%	71.3%	83.6%
<b>MONTREAL</b>									
<b>TOTAL</b>	32.5%	6.3%	14.5%	30.9%	44.0%	46.3%	46.0%	46.5%	45.1%
Non-immigrants	31.8%	6.4%	14.6%	31.4%	43.7%	43.8%	45.6%	47.0%	43.4%
All Immigrants	35.2%	5.3%	14.0%	29.2%	45.0%	52.8%	47.2%	44.3%	52.0%
Europe	49.7%	0.0%	18.9%	38.3%	55.2%	63.2%	59.6%	61.8%	56.2%
Asia	30.8%	28.6%	15.5%	28.8%	46.3%	40.7%	23.3%	20.0%	31.6%
South East Asia	21.9%	28.6%	15.6%	20.7%	37.1%	20.7%	7.7%	10.0%	28.6%
Rest of Asia	37.0%	42.9%	15.3%	36.5%	52.5%	47.4%	31.3%	28.6%	41.7%
Africa	37.7%	0.0%	26.7%	35.1%	45.9%	54.2%	11.1%	9.5%	0.0%
Central & S. America	15.1%	0.0%	8.0%	16.7%	23.0%	13.6%	40.0%	0.0%	N/A
Caribbean & Bermuda	22.3%	2.6%	10.4%	22.6%	34.1%	33.3%	22.4%	10.5%	54.5%
All Other Places	43.7%	33.3%	7.7%	32.4%	54.2%	58.3%	59.1%	50.0%	64.3%
<b>TORONTO</b>									
<b>TOTAL</b>	43.5%	8.4%	17.1%	37.5%	56.5%	66.2%	74.2%	73.0%	76.7%
Non-immigrants	43.1%	8.5%	18.1%	40.5%	56.4%	65.1%	74.7%	73.9%	76.2%
All Immigrants	44.0%	8.2%	15.8%	34.6%	56.5%	67.0%	73.7%	72.1%	77.4%
Europe	61.6%	14.8%	19.5%	47.3%	67.6%	77.2%	81.9%	81.9%	82.3%
Asia	44.7%	13.5%	25.8%	43.7%	58.8%	59.1%	60.6%	55.2%	78.1%
South East Asia	25.2%	7.7%	10.9%	25.5%	42.6%	41.3%	29.6%	33.3%	0.0%
Rest of Asia	54.7%	17.0%	37.6%	52.6%	66.6%	64.6%	69.3%	63.4%	82.8%
Africa	31.5%	0.0%	18.1%	31.3%	46.7%	54.8%	36.0%	47.1%	0.0%
Central & S. America	22.2%	9.0%	15.5%	13.8%	41.0%	36.8%	30.0%	30.3%	25.0%
Caribbean & Bermuda	21.7%	3.5%	6.9%	20.5%	37.8%	43.7%	32.9%	29.5%	41.2%
All Other Places	52.3%	12.5%	22.2%	39.3%	61.7%	62.5%	86.5%	82.6%	93.3%
<b>VANCOUVER</b>									
<b>TOTAL</b>	45.3%	8.7%	16.9%	40.3%	59.9%	71.0%	80.6%	77.5%	85.5%
Non-immigrants	40.3%	8.2%	15.1%	37.2%	57.3%	69.8%	81.4%	79.4%	84.9%
All Immigrants	55.6%	11.0%	23.9%	47.4%	63.7%	72.4%	79.6%	75.0%	86.1%
Europe	60.4%	28.6%	12.3%	48.4%	64.4%	73.4%	80.8%	74.8%	89.6%
Asia	58.1%	16.1%	33.7%	53.1%	69.0%	72.9%	79.8%	76.8%	84.1%
South East Asia	31.1%	0.0%	9.0%	27.4%	46.4%	56.3%	60.7%	46.7%	69.2%
Rest of Asia	71.2%	23.5%	58.0%	65.9%	77.9%	77.7%	87.1%	84.9%	90.3%
Africa	44.2%	0.0%	26.7%	31.6%	48.3%	69.2%	50.0%	N/A	100.0%
Central & S. America	24.5%	10.5%	10.0%	25.4%	48.1%	0.0%	N/A	N/A	N/A
Caribbean & Bermuda	41.1%	N/A	29.4%	31.6%	44.8%	75.0%	N/A	N/A	N/A
All Other Places	46.7%	13.3%	18.9%	46.5%	58.3%	61.1%	78.3%	76.9%	75.0%

Source: 1991 Census of Canada custom tabulations

**Table A8.6**  
**Ownership Rates by Household Type, Place of Birth and Age of Household Maintainer:**  
**Multiple Family Households**  
**Canada, Montreal, Toronto and Vancouver, 1991**

*Proportion of Multiple Family Households Who Own in Each Age Category*

	All	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	65- 74	75 +
<b>CANADA</b>									
<b>TOTAL</b>	83.2%	45.0%	71.5%	81.5%	86.8%	90.1%	89.4%	89.3%	89.8%
Non- immigrants	82.4%	32.8%	68.0%	77.0%	85.0%	89.9%	90.2%	90.7%	88.6%
All Immigrants	83.9%	57.0%	73.3%	83.9%	88.7%	90.3%	88.3%	87.6%	91.8%
Europe	91.1%	67.6%	76.2%	88.8%	91.6%	94.0%	95.3%	95.1%	96.2%
Asia	82.0%	59.4%	75.3%	85.2%	88.9%	86.6%	78.0%	76.5%	84.8%
South East Asia	77.2%	52.8%	73.0%	80.7%	84.4%	79.2%	63.9%	60.6%	83.3%
Rest of Asia	83.8%	62.3%	76.4%	87.1%	90.7%	88.1%	81.5%	80.9%	83.8%
Africa	77.2%	66.7%	67.3%	80.0%	83.0%	80.4%	81.0%	81.0%	N/A
Central & S. America	64.1%	45.0%	54.9%	64.8%	72.1%	75.6%	58.3%	57.1%	N/A
Caribbean & Bermuda	73.9%	16.7%	58.4%	71.3%	81.2%	87.3%	78.4%	79.1%	100.0%
All Other Places	86.5%	57.1%	80.7%	84.8%	89.9%	94.4%	88.2%	87.5%	90.0%
<b>MONTREAL</b>									
<b>TOTAL</b>	73.3%	37.1%	62.2%	70.4%	77.4%	84.7%	72.8%	69.9%	82.8%
Non- immigrants	71.2%	29.4%	66.7%	64.4%	71.9%	83.8%	69.6%	68.4%	73.3%
All Immigrants	75.4%	44.4%	59.1%	74.9%	84.6%	85.6%	76.4%	71.6%	92.9%
Europe	90.2%	50.0%	82.6%	90.9%	90.4%	93.9%	86.6%	83.7%	89.5%
Asia	69.6%	33.3%	56.3%	77.7%	83.0%	76.5%	56.7%	42.9%	80.0%
South East Asia	66.4%	0.0%	60.0%	82.4%	80.0%	64.3%	30.0%	22.2%	100.0%
Rest of Asia	71.2%	0.0%	52.7%	76.3%	82.5%	83.3%	70.0%	54.5%	77.8%
Africa	75.9%	100.0%	72.7%	72.7%	100.0%	100.0%	100.0%	50.0%	N/A
Central & S. America	50.0%	N/A	33.3%	65.2%	60.0%	100.0%	N/A	N/A	N/A
Caribbean & Bermuda	59.6%	40.0%	68.8%	52.5%	76.2%	40.0%	60.0%	66.7%	N/A
All Other Places	88.9%	N/A	100.0%	N/A	N/A	100.0%	100.0%	100.0%	0.0%
<b>TORONTO</b>									
<b>TOTAL</b>	82.5%	48.7%	70.4%	81.7%	87.3%	89.5%	89.3%	88.2%	94.3%
Non- immigrants	82.0%	44.4%	68.1%	82.6%	82.3%	88.7%	90.9%	91.1%	92.3%
All Immigrants	82.7%	50.0%	71.0%	81.6%	88.9%	89.8%	88.7%	87.1%	95.1%
Europe	91.9%	60.0%	78.7%	88.1%	93.7%	94.2%	96.2%	96.3%	97.3%
Asia	78.4%	53.3%	72.4%	81.7%	87.5%	81.5%	73.3%	71.0%	100.0%
South East Asia	75.2%	41.2%	72.5%	76.9%	84.9%	80.8%	58.6%	57.1%	100.0%
Rest of Asia	79.6%	60.7%	72.1%	83.9%	88.4%	81.6%	76.9%	74.5%	88.9%
Africa	71.1%	100.0%	62.1%	75.8%	77.8%	71.4%	100.0%	100.0%	N/A
Central & S. America	67.0%	44.4%	59.6%	66.1%	71.9%	83.0%	61.1%	58.8%	N/A
Caribbean & Bermuda	77.1%	0.0%	55.2%	81.0%	81.8%	93.0%	76.9%	77.4%	100.0%
All Other Places	84.6%	N/A	60.0%	87.5%	83.3%	100.0%	200.0%	50.0%	100.0%
<b>VANCOUVER</b>									
<b>TOTAL</b>	85.2%	55.9%	75.3%	83.0%	89.8%	92.3%	91.8%	92.7%	88.9%
Non- immigrants	80.7%	0.0%	66.1%	71.3%	88.3%	92.6%	91.7%	94.9%	87.1%
All Immigrants	86.7%	76.0%	78.0%	86.0%	90.4%	92.2%	91.8%	91.3%	90.0%
Europe	86.8%	100.0%	61.3%	85.1%	85.5%	90.7%	96.9%	96.2%	100.0%
Asia	87.2%	73.7%	79.8%	86.4%	92.8%	93.0%	88.8%	90.1%	87.9%
South East Asia	74.9%	50.0%	71.4%	70.0%	83.3%	84.8%	82.4%	86.7%	N/A
Rest of Asia	90.0%	81.3%	82.4%	90.4%	95.9%	94.1%	90.8%	92.5%	87.1%
Africa	79.5%	100.0%	50.0%	88.9%	100.0%	100.0%	66.7%	66.7%	N/A
Central & S. America	69.2%	N/A	100.0%	57.1%	50.0%	0.0%	N/A	N/A	N/A
Caribbean & Bermuda	44.4%	N/A	0.0%	50.0%	0.0%	100.0%	N/A	N/A	N/A
All Other Places	88.5%	100.0%	81.1%	90.5%	90.9%	86.7%	100.0%	114.3%	125.0%

Source: 1991 Census of Canada custom tabulations

**Table A8.7**  
**Ownership Rates by Household Type, Place of Birth and Age of Household Maintainer:**  
**For Non- Family Households**  
**Canada, Montreal, Toronto and Vancouver, 1991**

	<i>Proportion of Non- Family Households Who Own in Each Age Group</i>								
	All	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	65- 74	75 +
<b>CANADA</b>									
TOTAL	37.0%	7.6%	21.0%	34.4%	41.8%	49.2%	49.2%	51.8%	46.4%
Non- immigrants	36.3%	7.5%	21.7%	35.0%	41.8%	48.7%	48.7%	51.2%	46.3%
All Immigrants	40.0%	8.6%	15.8%	31.4%	41.8%	51.5%	51.5%	54.0%	46.5%
Europe	46.5%	10.0%	17.4%	36.1%	45.7%	54.8%	54.8%	57.5%	48.5%
Asia	26.1%	11.5%	18.4%	29.6%	40.3%	45.1%	45.1%	32.0%	21.9%
South East Asia	19.2%	6.3%	14.6%	20.6%	32.9%	35.1%	35.1%	24.2%	13.7%
Rest of Asia	28.9%	14.0%	20.3%	33.9%	44.4%	48.5%	48.5%	33.6%	22.8%
Africa	18.0%	3.2%	8.1%	21.7%	36.8%	33.3%	33.3%	23.2%	23.1%
Central & S. America	16.3%	7.0%	9.1%	16.0%	23.5%	32.3%	32.3%	19.8%	14.3%
Caribbean & Bermuda	19.9%	4.2%	8.9%	20.5%	26.4%	31.3%	31.3%	26.7%	20.2%
All Other Places	41.7%	5.9%	19.5%	35.4%	44.3%	52.6%	52.6%	54.9%	47.6%
<b>MONTREAL</b>									
TOTAL	19.8%	4.1%	11.3%	22.0%	26.2%	26.3%	23.4%	25.2%	21.2%
Non- immigrants	19.3%	4.1%	11.8%	22.4%	25.9%	25.5%	21.9%	23.5%	19.8%
All Immigrants	22.6%	4.1%	8.2%	19.8%	28.1%	30.8%	29.8%	33.7%	26.1%
Europe	30.2%	6.6%	11.1%	26.9%	34.1%	35.1%	33.8%	38.7%	29.6%
Asia	13.7%	4.4%	8.9%	18.3%	21.5%	26.2%	15.2%	19.4%	10.3%
South East Asia	15.8%	4.0%	14.3%	20.2%	22.6%	21.1%	10.6%	9.4%	13.3%
Rest of Asia	12.9%	5.0%	6.9%	17.3%	21.0%	28.1%	16.1%	22.5%	9.9%
Africa	15.9%	4.1%	6.7%	17.7%	36.4%	30.3%	11.2%	13.7%	8.4%
Central & S. America	6.5%	3.3%	3.0%	6.6%	9.4%	10.9%	13.0%	16.2%	10.5%
Caribbean & Bermuda	11.3%	1.8%	4.7%	12.5%	17.7%	14.6%	13.9%	15.4%	9.3%
All Other Places	23.1%	2.0%	9.8%	19.0%	23.8%	38.8%	28.1%	37.5%	18.4%
<b>TORONTO</b>									
TOTAL	30.9%	7.4%	16.0%	28.6%	35.8%	43.2%	43.9%	46.3%	41.6%
Non- immigrants	29.8%	6.7%	16.6%	29.1%	36.0%	42.5%	44.8%	46.7%	42.7%
All Immigrants	32.6%	9.3%	14.1%	27.7%	35.4%	44.0%	42.8%	45.6%	40.3%
Europe	39.7%	6.8%	12.9%	32.3%	39.2%	47.6%	46.9%	50.5%	43.9%
Asia	26.0%	17.9%	20.1%	28.2%	41.6%	42.7%	21.4%	25.5%	16.4%
South East Asia	16.3%	9.8%	13.6%	13.8%	31.1%	29.1%	11.7%	11.4%	11.8%
Rest of Asia	29.5%	21.9%	22.7%	34.2%	47.2%	46.6%	23.4%	28.6%	16.8%
Africa	14.4%	0.0%	8.0%	17.0%	33.3%	28.2%	22.5%	29.0%	14.6%
Central & S. America	14.4%	7.5%	9.0%	14.2%	18.7%	28.7%	11.0%	11.3%	10.4%
Caribbean & Bermuda	19.8%	5.1%	8.2%	21.2%	26.0%	30.8%	22.8%	26.6%	16.4%
All Other Places	32.1%	4.3%	17.0%	31.3%	32.8%	42.3%	42.8%	49.7%	37.6%
<b>VANCOUVER</b>									
TOTAL	33.1%	6.5%	16.7%	28.7%	38.4%	46.8%	49.5%	52.1%	47.1%
Non- immigrants	31.3%	5.9%	16.6%	28.3%	37.2%	45.3%	51.2%	52.4%	49.8%
All Immigrants	38.0%	10.1%	16.9%	30.2%	41.0%	50.0%	46.7%	51.5%	43.2%
Europe	41.1%	10.3%	12.8%	26.2%	40.5%	49.6%	49.3%	53.8%	46.0%
Asia	34.6%	14.5%	24.4%	40.7%	49.8%	57.7%	31.8%	41.3%	22.8%
South East Asia	22.7%	4.1%	14.9%	26.5%	32.4%	45.2%	38.5%	54.3%	11.1%
Rest of Asia	38.8%	22.1%	29.6%	46.5%	57.2%	60.7%	31.0%	39.6%	23.6%
Africa	26.0%	0.0%	7.3%	35.6%	35.1%	32.3%	34.4%	27.8%	35.7%
Central & S. America	21.9%	10.3%	13.2%	11.1%	35.3%	45.2%	47.6%	50.0%	60.0%
Caribbean & Bermuda	29.1%	0.0%	25.0%	13.6%	30.4%	42.1%	40.0%	27.3%	55.6%
All Other Places	33.2%	3.3%	11.6%	30.0%	36.7%	47.9%	47.1%	51.7%	45.1%

Source: 1991 Census of Canada custom tabulations

**Table A8.8**  
**Ownership Rates by Household Type, Place of Birth and Age of Household Maintainer:**  
**Non- Family Single Persons**  
**Canada, Montreal, Toronto and Vancouver, 1991**

*Proportion of Non- Family Single Households Who Own in Each Age Group*

	<b>All</b>	<b>15- 24</b>	<b>25- 34</b>	<b>35- 44</b>	<b>45- 54</b>	<b>55- 64</b>	<b>65 +</b>	<b>65- 74</b>	<b>75 +</b>
<b>CANADA</b>									
<b>TOTAL</b>	36.6%	7.4%	20.2%	32.6%	39.5%	46.6%	46.9%	49.7%	44.0%
Non- Immigrants	35.9%	7.3%	20.9%	33.1%	39.6%	46.1%	46.7%	49.1%	44.0%
All Immigrants	39.7%	8.0%	14.8%	29.7%	39.2%	48.8%	47.6%	52.0%	44.2%
Europe	45.1%	9.9%	16.4%	34.2%	43.0%	52.0%	50.2%	55.3%	46.2%
Asia	25.0%	11.1%	16.8%	28.3%	36.8%	39.1%	24.0%	29.1%	18.8%
South East Asia	17.6%	3.2%	11.2%	17.6%	29.5%	27.5%	20.8%	24.5%	13.6%
Rest of Asia	27.4%	14.0%	18.8%	32.1%	39.8%	42.6%	24.5%	30.1%	19.3%
Africa	18.1%	3.1%	7.9%	19.8%	33.9%	30.0%	21.7%	22.1%	21.5%
Central & S. America	15.2%	4.8%	8.7%	14.4%	20.6%	28.7%	16.4%	18.8%	12.5%
Caribbean & Bermuda	18.6%	4.0%	7.4%	17.9%	24.1%	29.1%	20.2%	22.9%	15.8%
All Other Places	41.2%	5.3%	20.6%	32.7%	40.8%	50.9%	47.8%	52.8%	45.2%
<b>MONTREAL</b>									
<b>TOTAL</b>	18.9%	3.8%	11.2%	20.3%	24.2%	24.0%	21.4%	23.2%	19.3%
Non- Immigrants	18.2%	3.7%	11.6%	20.6%	23.9%	23.1%	19.8%	21.2%	17.9%
All Immigrants	22.6%	4.4%	8.3%	18.6%	26.0%	29.2%	28.6%	32.9%	24.6%
Europe	29.1%	8.7%	11.4%	24.4%	30.8%	32.8%	32.5%	38.1%	27.7%
Asia	14.4%	3.7%	8.7%	19.0%	21.4%	24.8%	14.3%	17.1%	10.6%
South East Asia	16.1%	0.0%	13.2%	20.8%	18.9%	19.5%	11.1%	8.7%	16.7%
Rest of Asia	14.0%	4.3%	7.9%	18.4%	21.8%	26.3%	14.8%	18.9%	9.9%
Africa	14.6%	5.0%	6.9%	14.9%	32.8%	25.7%	10.2%	11.4%	7.4%
Central & S. America	6.1%	8.0%	2.3%	5.4%	8.1%	11.6%	7.3%	7.1%	0.0%
Caribbean & Bermuda	10.4%	3.0%	3.8%	10.4%	16.2%	12.8%	12.1%	16.0%	6.7%
All Other Places	22.6%	2.9%	10.8%	17.8%	23.8%	39.2%	25.0%	31.9%	16.7%
<b>TORONTO</b>									
<b>TOTAL</b>	29.9%	7.0%	14.3%	26.0%	32.5%	39.6%	40.7%	43.2%	38.3%
Non- Immigrants	29.1%	6.4%	14.9%	26.3%	33.3%	39.1%	41.9%	43.7%	40.0%
All Immigrants	31.4%	8.7%	12.6%	25.6%	31.5%	40.2%	39.2%	42.4%	36.3%
Europe	37.4%	7.7%	11.4%	29.3%	35.5%	43.8%	43.3%	47.5%	39.8%
Asia	24.2%	18.7%	18.9%	26.9%	36.0%	35.9%	18.6%	22.8%	14.2%
South East Asia	14.5%	7.1%	10.8%	13.5%	25.5%	22.6%	12.1%	9.8%	13.3%
Rest of Asia	27.0%	23.4%	21.5%	31.1%	40.3%	39.5%	19.5%	24.6%	13.8%
Africa	15.2%	0.0%	7.3%	17.2%	30.4%	25.0%	20.8%	24.6%	7.9%
Central & S. America	12.0%	3.7%	7.9%	12.8%	14.6%	23.8%	9.0%	10.7%	7.4%
Caribbean & Bermuda	17.2%	3.8%	5.9%	17.6%	22.1%	27.7%	16.3%	19.8%	10.9%
All Other Places	31.3%	5.9%	21.4%	29.6%	25.6%	40.5%	38.6%	44.8%	33.7%
<b>VANCOUVER</b>									
<b>TOTAL</b>	33.8%	7.4%	16.7%	27.0%	36.5%	44.6%	47.1%	50.0%	44.4%
Non- Immigrants	32.3%	7.2%	16.6%	26.5%	35.3%	43.3%	48.9%	50.4%	47.2%
All Immigrants	37.6%	8.7%	17.5%	28.8%	38.7%	47.2%	44.0%	49.0%	40.4%
Europe	40.4%	9.0%	14.7%	25.1%	37.9%	47.3%	46.9%	51.6%	43.4%
Asia	32.4%	15.3%	24.2%	38.3%	46.9%	49.4%	26.1%	36.5%	16.9%
South East Asia	22.2%	6.1%	12.4%	21.9%	36.2%	33.3%	35.7%	51.9%	12.5%
Rest of Asia	35.1%	21.6%	29.0%	44.0%	51.5%	52.9%	25.0%	34.2%	17.2%
Africa	26.7%	13.3%	9.1%	31.3%	34.7%	38.5%	33.3%	31.3%	35.7%
Central & S. America	25.3%	0.0%	15.9%	11.8%	27.8%	48.1%	38.9%	35.7%	25.0%
Caribbean & Bermuda	31.9%	0.0%	23.8%	15.8%	34.3%	41.7%	41.2%	22.2%	55.6%
All Other Imm.	34.2%	0.0%	11.2%	28.3%	35.8%	48.3%	45.1%	50.0%	42.8%

Source: 1991 Census of Canada custom tabulations

**Table A8.9**  
**Ownership Rates by Household Type, Place of Birth and Age of Household Maintainer:**  
**Other Non- Family Households**  
**Canada, Montreal, Toronto and Vancouver, 1991**

*Proportion of Other Non- Family Households Who Own in Each Age Category*

	All	15- 24	25- 34	35- 44	45- 54	55- 64	65 +	65- 74	75 +
<b>CANADA</b>									
<b>TOTAL</b>	38.6%	7.8%	23.3%	44.6%	55.6%	66.3%	69.8%	69.2%	70.7%
Non- immigrants	38.0%	7.6%	24.3%	46.0%	55.4%	65.3%	68.7%	68.1%	69.4%
All Immigrants	41.8%	9.2%	17.8%	38.6%	56.1%	70.7%	74.5%	73.9%	75.1%
Europe	55.8%	10.2%	20.0%	47.1%	62.4%	76.9%	78.9%	79.7%	78.1%
Asia	28.3%	11.6%	20.6%	32.7%	52.5%	68.1%	51.5%	52.2%	51.0%
South East Asia	21.4%	7.8%	17.5%	24.5%	39.1%	56.3%	20.4%	22.9%	14.3%
Rest of Asia	32.9%	14.3%	22.5%	39.7%	64.2%	73.7%	60.1%	62.0%	56.6%
Africa	17.7%	4.3%	8.6%	28.6%	52.5%	54.8%	45.5%	36.0%	62.5%
Central & S. Amer	19.1%	9.1%	10.6%	21.9%	32.7%	45.7%	26.4%	21.9%	23.5%
Caribbean & Berm	24.0%	3.9%	12.3%	29.4%	37.0%	41.7%	44.7%	43.8%	50.0%
All Other Places	44.8%	6.9%	17.4%	48.7%	65.6%	66.1%	74.7%	73.8%	74.8%
<b>MONTREAL</b>									
<b>TOTAL</b>	24.3%	4.6%	11.9%	31.6%	38.6%	42.7%	38.6%	39.5%	37.3%
Non- immigrants	24.6%	4.7%	12.6%	32.9%	38.2%	42.5%	38.0%	39.4%	35.8%
All Immigrants	22.7%	3.8%	8.1%	25.5%	41.0%	44.1%	42.1%	40.1%	44.6%
Europe	39.6%	5.9%	10.8%	46.4%	58.4%	58.6%	50.0%	45.5%	52.3%
Asia	12.1%	5.3%	8.9%	16.4%	21.9%	34.4%	20.5%	26.9%	0.0%
South East Asia	15.7%	0.0%	15.7%	19.2%	26.7%	26.7%	0.0%	0.0%	0.0%
Rest of Asia	10.1%	4.8%	5.9%	14.1%	17.6%	43.8%	28.6%	35.3%	16.7%
Africa	23.3%	8.3%	7.5%	34.5%	64.7%	66.7%	23.5%	28.6%	0.0%
Central & S. Amer	6.4%	0.0%	4.4%	7.9%	16.7%	15.4%	9.1%	16.7%	0.0%
Caribbean & Berm	14.3%	0.0%	5.4%	19.6%	25.6%	22.2%	18.8%	16.0%	37.5%
All Other Places	25.0%	0.0%	0.0%	20.0%	0.0%	50.0%	56.0%	78.6%	30.8%
<b>TORONTO</b>									
<b>TOTAL</b>	34.3%	7.9%	19.3%	38.7%	51.4%	63.9%	71.0%	70.6%	71.4%
Non- immigrants	32.6%	7.0%	20.5%	41.7%	50.2%	62.5%	69.1%	70.0%	67.9%
All Immigrants	37.2%	10.1%	16.6%	34.6%	52.7%	65.8%	73.4%	71.5%	75.4%
Europe	52.1%	6.3%	16.2%	45.8%	59.0%	72.6%	78.6%	77.5%	79.8%
Asia	29.1%	17.4%	21.8%	30.7%	55.1%	67.1%	47.8%	50.0%	44.4%
South East Asia	18.4%	10.0%	16.2%	14.2%	39.7%	50.0%	0.0%	22.2%	0.0%
Rest of Asia	34.9%	20.9%	24.4%	42.0%	68.5%	70.8%	56.1%	58.8%	52.2%
Africa	12.8%	0.0%	8.6%	16.5%	44.0%	44.4%	50.0%	50.0%	N/A
Central & S. Amer	20.8%	13.2%	11.7%	20.3%	27.9%	50.0%	20.8%	16.7%	25.0%
Caribbean & Berm	27.4%	5.6%	12.3%	31.7%	42.0%	45.0%	54.1%	56.1%	52.4%
All Other Places	35.9%	2.9%	7.1%	38.5%	71.9%	52.9%	76.9%	76.2%	75.0%
<b>VANCOUVER</b>									
<b>TOTAL</b>	30.2%	5.7%	16.6%	36.4%	50.1%	63.4%	76.0%	74.8%	77.3%
Non- immigrants	27.4%	4.7%	16.8%	36.5%	48.0%	60.0%	74.8%	73.4%	76.6%
All Immigrants	39.7%	11.5%	15.8%	35.9%	54.1%	70.2%	78.2%	77.8%	78.5%
Europe	45.5%	11.9%	9.4%	29.4%	57.0%	70.1%	79.2%	79.0%	78.4%
Asia	40.5%	13.2%	24.7%	48.4%	63.4%	83.0%	73.8%	71.4%	80.8%
South East Asia	23.9%	9.3%	17.3%	34.1%	21.4%	66.7%	44.4%	55.6%	0.0%
Rest of Asia	51.9%	21.6%	30.6%	58.5%	85.2%	89.7%	78.8%	76.9%	80.8%
Africa	21.8%	0.0%	0.0%	54.5%	42.9%	0.0%	50.0%	0.0%	N/A
Central & S. Amer	14.3%	15.0%	0.0%	0.0%	100.0%	0.0%	100.0%	100.0%	N/A
Caribbean & Berm	20.0%	0.0%	30.0%	0.0%	18.2%	100.0%	50.0%	100.0%	N/A
All Other Places	28.9%	5.1%	11.3%	35.9%	39.1%	44.4%	82.6%	85.7%	81.3%

Source: 1991 Census of Canada custom tabulations

**Table A9.1 Ownership Propensities by Place of Birth and Period of Immigration**  
**All Households, Canada, 1991**

	Europe	Asia	SE Asia	R. of Asia	Africa	C & S. Amerl.	C. & Bermuda	All Other Imm.
<b>Age: All</b>								
All Immigrants	72.6%	60.7%	49.6%	64.7%	49.7%	39.4%	43.0%	62.9%
Prior to 1966	77.5%	81.2%	76.2%	81.7%	68.4%	71.7%	65.9%	67.0%
1966- 70	73.7%	78.2%	73.5%	79.1%	67.0%	63.0%	59.3%	64.5%
1971- 75	69.4%	75.9%	70.6%	77.5%	64.3%	53.8%	46.8%	62.8%
1976- 80	64.9%	64.3%	58.6%	68.3%	57.3%	43.7%	36.3%	58.6%
1981- 85	57.1%	54.3%	42.4%	61.3%	42.6%	31.0%	23.3%	57.9%
1986- 91	28.3%	39.3%	23.7%	44.0%	18.9%	14.0%	15.6%	46.1%
<b>Age: 15- 24</b>								
All Immigrants	17.5%	17.5%	13.7%	19.9%	8.6%	9.3%	5.2%	12.7%
Prior to 1966	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1966- 70	23.9%	25.5%	0.0%	27.7%	12.9%	11.9%	14.9%	17.6%
1971- 75	18.8%	15.0%	5.1%	19.7%	16.7%	13.3%	6.8%	12.2%
1976- 80	18.5%	26.9%	24.0%	31.3%	19.4%	12.0%	4.0%	12.2%
1981- 85	19.1%	23.4%	16.1%	28.7%	10.0%	11.5%	2.8%	8.4%
1986- 91	10.6%	13.1%	8.4%	15.2%	4.1%	6.1%	5.2%	13.5%
<b>Age: 25- 34</b>								
All Immigrants	45.2%	42.0%	35.4%	45.2%	25.6%	27.4%	22.3%	43.5%
Prior to 1966	57.1%	56.4%	55.6%	56.7%	44.3%	59.5%	46.9%	48.2%
1966- 70	48.9%	57.3%	41.8%	59.1%	42.5%	45.7%	32.3%	37.9%
1971- 75	51.2%	58.4%	45.5%	62.3%	45.0%	40.8%	29.6%	44.3%
1976- 80	53.2%	56.9%	50.4%	63.2%	47.7%	39.2%	22.1%	45.1%
1981- 85	48.5%	47.3%	37.0%	54.5%	30.0%	30.8%	18.7%	52.4%
1986- 91	22.4%	26.9%	18.1%	30.0%	12.1%	12.0%	13.6%	36.1%
<b>Age: 35- 44</b>								
All Immigrants	72.4%	66.9%	57.4%	70.5%	54.3%	44.6%	45.0%	67.4%
Prior to 1966	77.0%	83.1%	76.8%	83.6%	72.3%	75.7%	56.0%	70.1%
1966- 70	79.6%	82.1%	72.3%	83.3%	66.8%	65.3%	56.0%	65.2%
1971- 75	77.5%	80.8%	76.5%	82.1%	70.6%	60.1%	50.5%	70.0%
1976- 80	73.3%	73.9%	68.4%	77.8%	59.3%	50.5%	47.7%	70.1%
1981- 85	63.4%	63.0%	54.2%	68.3%	54.2%	35.7%	29.8%	67.6%
1986- 91	31.5%	47.3%	28.9%	52.8%	25.2%	17.1%	18.5%	51.4%
<b>Age: 45- 54</b>								
All Immigrants	81.2%	75.5%	67.0%	78.2%	70.5%	53.2%	57.8%	74.0%
Prior to 1966	83.5%	88.1%	77.2%	89.2%	78.6%	78.5%	69.7%	74.5%
1966- 70	82.7%	83.9%	78.5%	85.2%	79.5%	74.7%	65.4%	76.5%
1971- 75	79.4%	83.2%	78.6%	84.7%	73.4%	59.7%	55.9%	74.9%
1976- 80	76.7%	74.8%	71.1%	77.2%	71.8%	52.4%	52.8%	70.4%
1981- 85	70.5%	68.3%	52.2%	76.9%	59.0%	37.1%	37.8%	70.0%
1986- 91	40.9%	53.5%	35.4%	57.4%	39.7%	17.7%	25.0%	56.8%
<b>Age: 55- 64</b>								
All Immigrants	82.7%	75.4%	57.4%	79.2%	67.8%	51.7%	58.4%	74.9%
Prior to 1966	84.4%	89.3%	78.9%	90.2%	75.5%	75.2%	69.9%	76.8%
1966- 70	80.6%	84.0%	78.3%	84.9%	75.9%	68.9%	68.6%	76.5%
1971- 75	75.5%	81.3%	73.9%	83.2%	67.0%	58.1%	53.6%	74.2%
1976- 80	70.1%	70.8%	55.6%	76.9%	66.3%	46.2%	41.0%	66.4%
1981- 85	62.7%	61.5%	39.6%	70.1%	37.0%	34.2%	21.8%	65.2%
1986- 91	47.8%	54.2%	32.5%	58.7%	40.2%	19.1%	21.7%	67.4%
<b>Age: 65+</b>								
All Immigrants	70.3%	49.4%	36.6%	51.9%	42.5%	31.1%	41.2%	64.1%
Prior to 1966	72.2%	66.7%	74.5%	65.9%	57.5%	61.1%	61.8%	63.5%
1966- 70	62.6%	57.6%	62.7%	57.3%	44.7%	49.3%	50.9%	68.6%
1971- 75	50.7%	47.8%	43.0%	48.6%	32.0%	31.4%	32.5%	69.3%
1976- 80	45.2%	35.2%	32.8%	36.0%	29.8%	14.6%	19.1%	63.4%
1981- 85	44.3%	37.8%	20.3%	44.1%	26.9%	10.6%	22.6%	57.5%
1986- 91	41.9%	46.2%	20.0%	52.0%	31.5%	8.1%	15.7%	61.7%
<b>Age: 65- 74</b>								
All Immigrants	77.1%	54.7%	39.6%	58.4%	47.7%	31.6%	44.3%	71.7%
Prior to 1966	79.3%	77.1%	79.1%	76.9%	61.6%	63.6%	66.7%	71.3%
1966- 70	69.6%	67.9%	63.3%	68.7%	53.1%	50.0%	56.5%	74.2%
1971- 75	57.5%	57.9%	47.9%	59.7%	37.3%	38.9%	35.3%	76.2%
1976- 80	48.1%	40.8%	35.3%	43.0%	39.8%	17.8%	20.1%	71.0%
1981- 85	49.9%	40.9%	25.0%	46.8%	24.7%	9.6%	25.2%	63.6%
1986- 91	43.0%	46.8%	21.0%	52.5%	32.1%	7.0%	14.0%	71.3%
<b>Age: 75+</b>								
All Immigrants	61.1%	39.5%	27.7%	41.1%	30.6%	29.7%	34.6%	58.0%
Prior to 1966	62.9%	55.5%	63.2%	55.1%	47.8%	55.8%	51.7%	57.9%
1966- 70	48.1%	36.9%	62.5%	36.2%	23.3%	42.1%	36.8%	62.3%
1971- 75	39.7%	31.9%	33.3%	32.0%	16.7%	14.9%	25.8%	62.3%
1976- 80	41.4%	25.0%	26.5%	24.6%	12.7%	6.3%	15.6%	55.6%
1981- 85	36.5%	28.7%	6.8%	36.4%	32.4%	19.2%	12.5%	48.7%
1986- 91	40.3%	43.6%	13.3%	49.4%	30.0%	14.3%	23.8%	41.7%

Source: 1991 Census of Canada custom tabulations

**Table A9.2 Ownership Propensities by Place of Birth and Period of Immigration**  
**All Households, Montreal, 1991**

	Age: All							
	Europe	Asia	SE Asia	R. of Asia	Africa	C & S. Amerl.	C. & Bermuda	All Other Imm.
All Immigrants	63.7%	42.8%	42.5%	42.9%	46.9%	24.2%	34.6%	46.7%
Prior to 1966	69.2%	66.7%	56.8%	67.3%	63.6%	54.3%	53.5%	49.5%
1966- 70	64.9%	64.9%	64.4%	65.0%	64.2%	60.4%	51.3%	53.2%
1971- 75	62.4%	67.8%	71.4%	66.2%	55.9%	41.4%	46.1%	46.0%
1976- 80	54.7%	52.7%	50.7%	54.5%	49.0%	33.8%	31.6%	40.2%
1981- 85	47.2%	39.4%	36.4%	42.0%	37.9%	21.3%	18.7%	40.9%
1986- 91	17.9%	19.5%	13.5%	20.7%	14.4%	7.6%	8.6%	36.0%
	Age: 15- 24							
All Immigrants	11.4%	9.4%	11.4%	8.3%	6.2%	2.6%	2.8%	8.8%
Prior to 1966	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1966- 70	21.4%	22.2%	N/A	0.0%	40.0%	0.0%	28.6%	20.0%
1971- 75	6.7%	7.7%	20.0%	11.1%	18.2%	0.0%	0.0%	7.9%
1976- 80	21.6%	19.2%	20.6%	17.6%	0.0%	0.0%	5.6%	0.0%
1981- 85	12.5%	15.5%	13.6%	14.7%	0.0%	8.0%	0.0%	28.6%
1986- 91	5.5%	5.9%	5.0%	6.5%	3.2%	0.0%	3.3%	0.0%
	Age: 25- 34							
All Immigrants	35.0%	25.0%	32.5%	21.8%	22.5%	14.4%	16.7%	33.0%
Prior to 1966	47.4%	46.7%	0.0%	55.6%	44.1%	54.5%	50.0%	31.5%
1966- 70	38.8%	36.2%	0.0%	38.5%	49.2%	45.8%	28.9%	25.8%
1971- 75	45.8%	48.7%	50.9%	46.8%	39.0%	24.5%	22.2%	32.1%
1976- 80	42.1%	46.6%	45.5%	48.2%	42.7%	26.6%	23.7%	29.8%
1981- 85	37.2%	30.3%	33.5%	27.4%	28.8%	19.7%	14.8%	40.7%
1986- 91	12.0%	11.3%	9.2%	11.8%	9.2%	5.7%	7.3%	37.3%
	Age: 35- 44							
All Immigrants	65.3%	49.7%	51.1%	49.1%	49.3%	30.8%	38.9%	51.9%
Prior to 1966	72.1%	67.6%	100.0%	67.6%	66.7%	72.7%	41.7%	43.8%
1966- 70	71.2%	72.8%	69.2%	73.8%	64.2%	80.0%	52.0%	50.0%
1971- 75	69.8%	77.1%	78.8%	76.1%	65.6%	43.9%	49.5%	63.7%
1976- 80	62.0%	62.4%	59.6%	65.2%	54.1%	49.4%	40.9%	46.9%
1981- 85	55.6%	48.8%	46.4%	51.2%	42.1%	27.2%	26.2%	51.6%
1986- 91	22.5%	23.8%	17.2%	25.4%	16.5%	10.9%	11.9%	33.3%
	Age: 45- 54							
All Immigrants	75.0%	60.4%	59.3%	60.7%	68.7%	34.1%	50.6%	61.6%
Prior to 1966	78.9%	76.8%	66.7%	77.0%	76.6%	52.0%	63.2%	62.3%
1966- 70	75.5%	74.2%	72.1%	74.6%	77.3%	63.9%	56.4%	61.4%
1971- 75	72.3%	77.0%	85.1%	74.0%	68.2%	56.1%	46.6%	68.1%
1976- 80	67.1%	65.9%	68.4%	63.6%	64.4%	30.6%	42.7%	68.2%
1981- 85	56.2%	55.8%	49.5%	61.9%	58.3%	22.9%	30.2%	42.9%
1986- 91	31.9%	33.5%	19.0%	36.5%	35.7%	10.2%	14.1%	36.4%
	Age: 55- 64							
All Immigrants	75.4%	55.7%	39.2%	60.0%	64.8%	31.0%	39.7%	60.8%
Prior to 1966	78.5%	80.8%	66.7%	82.4%	72.7%	39.3%	53.4%	63.1%
1966- 70	67.7%	69.2%	55.6%	71.4%	71.7%	59.1%	48.7%	70.0%
1971- 75	69.5%	72.0%	72.0%	72.8%	56.3%	50.0%	47.5%	41.7%
1976- 80	55.7%	51.5%	36.4%	58.6%	56.3%	24.0%	23.4%	50.0%
1981- 85	57.0%	41.7%	30.9%	53.5%	41.7%	9.5%	10.2%	57.1%
1986- 91	31.5%	28.6%	17.1%	30.9%	34.2%	8.8%	11.1%	100.0%
	Age: 65+							
All Immigrants	55.7%	30.8%	17.9%	34.4%	31.7%	20.0%	26.4%	43.7%
Prior to 1966	58.0%	48.3%	50.0%	48.3%	45.9%	57.1%	48.1%	44.4%
1966- 70	44.9%	38.9%	50.0%	38.2%	31.1%	28.6%	45.0%	57.7%
1971- 75	34.7%	25.9%	23.5%	26.2%	14.8%	21.4%	21.4%	37.1%
1976- 80	33.1%	20.7%	21.3%	21.2%	23.2%	9.1%	9.7%	31.3%
1981- 85	34.9%	23.5%	12.3%	34.2%	26.8%	0.0%	10.1%	14.3%
1986- 91	20.8%	15.7%	6.9%	18.2%	14.8%	7.4%	10.5%	52.4%
	Age: 65- 74							
All Immigrants	64.8%	34.4%	18.3%	40.4%	37.6%	17.1%	28.4%	55.0%
Prior to 1966	67.8%	60.9%	50.0%	61.4%	52.7%	61.5%	50.6%	57.4%
1966- 70	53.1%	51.5%	50.0%	51.6%	37.5%	28.6%	56.7%	58.8%
1971- 75	43.7%	24.1%	20.0%	27.5%	15.3%	22.2%	25.0%	42.1%
1976- 80	33.3%	23.1%	26.5%	21.8%	36.6%	0.0%	7.5%	41.7%
1981- 85	36.4%	24.5%	9.3%	40.4%	23.3%	0.0%	10.7%	0.0%
1986- 91	28.0%	17.6%	8.0%	21.2%	13.6%	9.5%	0.0%	56.3%
	Age: 75+							
All Immigrants	42.9%	24.0%	15.0%	25.6%	18.2%	21.6%	23.4%	29.8%
Prior to 1966	44.8%	35.0%	N/A	35.0%	25.0%	50.0%	40.0%	29.5%
1966- 70	28.6%	17.9%	100.0%	13.5%	19.0%	100.0%	18.2%	55.6%
1971- 75	16.9%	26.9%	N/A	26.1%	13.8%	40.0%	15.4%	31.3%
1976- 80	32.6%	16.7%	0.0%	19.0%	6.9%	0.0%	20.0%	0.0%
1981- 85	33.3%	18.6%	15.8%	21.7%	30.0%	0.0%	0.0%	0.0%
1986- 91	17.2%	0.0%	0.0%	0.0%	28.6%	0.0%	25.0%	0.0%

source: 1991 Census of Canada custom tabulations



**Table A9.3 Ownership Propensities by Place of Birth and Period of Immigration**  
All Households, Toronto, 1991

	Age: All							
	Europe	Asia	SE Asia	R. of Asia	Africa	C & S. Amerl.	C. & Bermuda	All Other Imm.
All Immigrants	71.2%	58.2%	44.8%	62.4%	44.3%	40.0%	41.1%	57.2%
Prior to 1966	77.8%	80.4%	72.4%	81.2%	68.2%	69.7%	63.7%	63.1%
1966- 70	76.2%	77.6%	71.9%	78.6%	65.5%	59.4%	56.7%	57.6%
1971- 75	69.7%	73.5%	67.0%	75.3%	61.3%	51.8%	43.7%	55.7%
1976- 80	60.1%	61.6%	53.7%	66.4%	55.6%	42.6%	34.6%	47.0%
1981- 85	48.4%	52.4%	36.1%	59.4%	36.1%	32.2%	22.9%	59.7%
1986- 91	21.5%	40.4%	20.9%	45.3%	18.5%	17.0%	16.8%	43.6%
	Age: 15- 24							
All Immigrants	18.2%	20.8%	14.1%	24.2%	6.3%	11.1%	4.7%	8.5%
Prior to 1966	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1966- 70	33.6%	16.7%	N/A	23.1%	0.0%	0.0%	22.7%	11.1%
1971- 75	21.0%	14.5%	0.0%	21.1%	27.3%	13.0%	9.6%	7.5%
1976- 80	18.3%	29.5%	21.3%	45.5%	26.3%	9.1%	1.3%	6.7%
1981- 85	25.0%	33.3%	20.9%	41.2%	0.0%	13.2%	1.6%	0.0%
1986- 91	7.6%	15.0%	9.0%	17.0%	3.4%	10.2%	4.3%	0.0%
	Age: 25- 34							
All Immigrants	44.0%	41.0%	30.5%	45.3%	22.9%	29.6%	20.5%	37.5%
Prior to 1966	61.0%	57.1%	100.0%	53.8%	41.9%	44.4%	35.1%	42.2%
1966- 70	51.0%	59.4%	50.0%	60.5%	35.8%	43.9%	28.7%	29.4%
1971- 75	54.2%	53.4%	38.3%	57.5%	41.9%	37.7%	27.0%	35.8%
1976- 80	52.2%	54.7%	46.0%	62.2%	44.1%	42.3%	19.0%	43.5%
1981- 85	43.8%	43.6%	30.4%	51.0%	25.2%	34.5%	16.6%	51.2%
1986- 91	17.9%	30.5%	15.4%	34.8%	12.2%	14.4%	14.5%	30.9%
	Age: 35- 44							
All Immigrants	70.1%	63.7%	51.4%	67.5%	50.0%	45.0%	43.1%	60.9%
Prior to 1966	77.7%	82.3%	66.7%	83.6%	73.8%	72.0%	53.7%	67.5%
1966- 70	82.4%	78.0%	68.9%	79.5%	62.6%	60.5%	52.0%	63.3%
1971- 75	76.9%	79.1%	73.6%	80.6%	68.7%	58.6%	47.4%	56.6%
1976- 80	68.8%	72.1%	65.6%	76.0%	57.0%	48.3%	45.2%	53.1%
1981- 85	51.5%	60.0%	46.0%	65.6%	48.5%	37.6%	31.2%	72.5%
1986- 91	24.1%	46.9%	24.6%	52.6%	25.4%	18.4%	19.8%	51.9%
	Age: 45- 54							
All Immigrants	80.4%	73.8%	63.0%	76.7%	65.7%	53.9%	56.3%	67.1%
Prior to 1966	83.8%	89.9%	79.5%	90.9%	80.0%	79.3%	68.7%	66.5%
1966- 70	83.9%	83.9%	74.1%	86.2%	81.6%	71.5%	62.9%	66.1%
1971- 75	78.6%	80.9%	76.6%	82.2%	66.8%	57.1%	52.8%	72.6%
1976- 80	68.8%	72.2%	66.4%	75.4%	70.0%	52.1%	57.3%	60.9%
1981- 85	63.4%	66.4%	39.5%	76.8%	54.0%	31.8%	39.1%	71.7%
1986- 91	31.4%	52.2%	32.3%	56.0%	34.4%	26.6%	27.8%	61.5%
	Age: 55- 64							
All Immigrants	81.5%	72.7%	56.4%	75.7%	61.2%	48.9%	57.6%	68.1%
Prior to 1966	83.8%	87.6%	74.5%	89.0%	71.3%	78.6%	68.3%	70.8%
1966- 70	80.4%	82.7%	78.3%	83.6%	70.9%	60.7%	68.6%	68.2%
1971- 75	71.6%	78.9%	63.9%	82.1%	60.2%	54.9%	50.3%	68.8%
1976- 80	66.5%	70.6%	53.4%	76.2%	64.3%	42.9%	45.1%	45.8%
1981- 85	54.1%	63.0%	46.3%	66.9%	28.2%	38.0%	24.3%	60.7%
1986- 91	36.1%	52.3%	31.2%	55.6%	39.4%	21.1%	25.9%	52.9%
	Age: 65+							
All Immigrants	68.4%	43.4%	27.8%	46.3%	43.5%	23.3%	39.0%	57.9%
Prior to 1966	71.3%	63.1%	61.1%	63.2%	58.1%	54.5%	58.8%	59.0%
1966- 70	63.7%	55.5%	50.0%	55.6%	60.0%	42.6%	46.3%	60.0%
1971- 75	47.9%	40.3%	32.2%	41.6%	37.0%	22.5%	31.1%	61.1%
1976- 80	31.8%	28.9%	16.7%	32.2%	28.9%	10.4%	18.4%	37.5%
1981- 85	25.6%	38.9%	23.8%	43.6%	23.9%	7.1%	28.6%	46.7%
1986- 91	22.9%	45.1%	20.0%	48.7%	45.5%	8.3%	17.1%	63.6%
	Age: 65- 74							
All Immigrants	75.3%	48.9%	31.5%	52.6%	50.2%	24.6%	42.9%	64.9%
Prior to 1966	78.4%	75.9%	69.6%	76.7%	62.0%	54.9%	66.4%	67.2%
1966- 70	70.8%	64.4%	54.5%	65.4%	68.8%	46.3%	48.2%	68.3%
1971- 75	55.5%	50.8%	37.8%	53.2%	42.2%	31.6%	33.3%	63.2%
1976- 80	33.7%	34.0%	19.2%	39.0%	40.7%	11.4%	22.4%	28.8%
1981- 85	25.4%	41.3%	30.9%	44.5%	24.2%	7.2%	32.7%	69.2%
1986- 91	24.6%	44.3%	18.5%	48.2%	53.8%	9.7%	13.3%	55.6%
	Age: 75+							
All Immigrants	57.9%	32.7%	16.1%	34.9%	20.3%	19.7%	30.0%	49.8%
Prior to 1966	60.7%	48.2%	41.7%	49.0%	33.3%	51.9%	43.1%	49.6%
1966- 70	46.6%	38.0%	50.0%	38.5%	22.2%	30.8%	41.0%	48.4%
1971- 75	33.9%	24.9%	23.8%	25.0%	0.0%	9.4%	25.0%	58.8%
1976- 80	29.5%	20.3%	12.5%	21.6%	0.0%	0.0%	10.3%	50.0%
1981- 85	25.5%	31.4%	0.0%	40.7%	30.8%	12.5%	13.3%	37.5%
1986- 91	20.0%	50.0%	0.0%	51.6%	37.5%	0.0%	27.3%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A9.4 Ownership Propensities by Place of Birth and Period of Immigration**  
**All Households, Vancouver, 1991**

	<i>Age: All</i>							
	Europe	Asia	SE Asia	R. of Asia	Africa	C & S. Amerl.	C. & Bermuda	All Other Imm.
All Immigrants	66.3%	70.2%	50.9%	75.4%	57.6%	34.5%	53.7%	56.7%
Prior to 1966	70.6%	83.1%	75.7%	83.7%	69.7%	68.1%	72.2%	64.6%
1966- 70	66.8%	81.2%	72.4%	82.7%	62.4%	50.0%	54.4%	57.0%
1971- 75	63.9%	77.2%	64.3%	80.5%	65.8%	47.5%	50.8%	60.0%
1976- 80	59.5%	67.5%	52.3%	75.0%	62.3%	34.2%	49.3%	52.2%
1981- 85	50.7%	65.1%	45.8%	72.1%	45.2%	20.5%	40.0%	50.6%
1986- 91	31.6%	59.8%	34.2%	66.4%	31.6%	15.5%	13.8%	33.9%
	<i>Age: 15- 24</i>							
All Immigrants	15.1%	22.5%	12.3%	28.4%	18.2%	4.8%	0.0%	6.8%
Prior to 1966	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1966- 70	17.3%	42.9%	100.0%	42.9%	0.0%	0.0%	0.0%	0.0%
1971- 75	9.0%	14.9%	8.3%	21.7%	50.0%	30.0%	0.0%	8.9%
1976- 80	16.3%	31.5%	25.9%	37.0%	25.0%	0.0%	N/A	6.5%
1981- 85	19.4%	27.3%	10.0%	36.4%	0.0%	0.0%	0.0%	8.3%
1986- 91	15.6%	18.5%	3.7%	24.4%	0.0%	0.0%	0.0%	7.1%
	<i>Age: 25- 34</i>							
All Immigrants	33.9%	50.9%	32.3%	58.5%	38.5%	24.0%	34.7%	35.9%
Prior to 1966	38.2%	54.3%	100.0%	52.3%	37.5%	66.7%	100.0%	37.7%
1966- 70	36.3%	66.5%	46.4%	70.3%	30.8%	42.3%	30.8%	24.2%
1971- 75	33.3%	68.2%	41.8%	74.0%	42.9%	35.9%	38.1%	38.5%
1976- 80	41.5%	59.0%	41.8%	71.7%	65.8%	21.1%	28.6%	43.4%
1981- 85	37.4%	58.3%	33.7%	69.2%	40.6%	12.5%	71.4%	49.5%
1986- 91	21.0%	35.2%	20.5%	40.8%	20.3%	18.6%	21.1%	25.5%
	<i>Age: 35- 44</i>							
All Immigrants	64.7%	75.5%	54.8%	81.2%	58.2%	32.8%	56.6%	61.6%
Prior to 1966	65.3%	87.6%	83.3%	88.3%	71.4%	73.1%	61.5%	60.8%
1966- 70	70.6%	87.2%	73.2%	88.7%	77.3%	38.7%	59.1%	55.1%
1971- 75	72.0%	80.4%	66.2%	83.5%	66.2%	49.1%	51.2%	68.3%
1976- 80	67.2%	75.1%	55.2%	84.8%	59.8%	38.1%	70.0%	64.7%
1981- 85	55.1%	70.7%	56.3%	77.2%	54.2%	13.5%	46.7%	60.0%
1986- 91	37.1%	68.4%	40.9%	75.1%	30.7%	15.2%	0.0%	40.3%
	<i>Age: 45- 54</i>							
All Immigrants	74.0%	80.4%	66.6%	84.1%	68.6%	55.7%	58.1%	70.3%
Prior to 1966	74.7%	89.8%	76.7%	90.9%	73.5%	78.3%	64.7%	73.2%
1966- 70	75.3%	85.6%	75.8%	87.8%	58.3%	78.1%	57.1%	72.0%
1971- 75	76.4%	82.0%	71.2%	85.8%	75.3%	66.7%	60.5%	71.3%
1976- 80	72.3%	75.2%	64.5%	81.0%	76.3%	52.0%	54.5%	68.0%
1981- 85	63.8%	78.7%	70.4%	81.6%	37.5%	44.4%	N/A	57.1%
1986- 91	45.5%	73.6%	50.4%	78.2%	53.1%	21.1%	0.0%	54.1%
	<i>Age: 55- 64</i>							
All Immigrants	78.0%	84.6%	70.4%	86.9%	68.6%	47.1%	66.3%	70.7%
Prior to 1966	78.9%	89.7%	75.0%	91.1%	77.4%	65.2%	70.2%	72.8%
1966- 70	80.0%	87.1%	82.5%	87.5%	76.9%	37.5%	68.2%	77.6%
1971- 75	71.6%	88.4%	82.0%	90.1%	67.1%	28.6%	46.2%	69.1%
1976- 80	63.2%	82.7%	66.0%	87.3%	62.5%	30.8%	100.0%	68.8%
1981- 85	61.7%	77.1%	52.3%	82.1%	53.3%	100.0%	N/A	55.0%
1986- 91	44.8%	79.4%	65.9%	81.3%	69.2%	40.0%	N/A	50.0%
	<i>Age: 65+</i>							
All Immigrants	65.2%	60.4%	52.2%	61.5%	57.6%	53.7%	63.6%	61.2%
Prior to 1966	66.9%	68.3%	73.3%	68.0%	66.7%	50.0%	100.0%	63.9%
1966- 70	59.2%	63.3%	70.8%	62.2%	70.6%	0.0%	62.5%	62.1%
1971- 75	51.7%	62.2%	66.7%	61.5%	58.6%	77.8%	75.0%	52.5%
1976- 80	49.4%	46.8%	50.9%	46.1%	44.4%	44.4%	25.0%	46.9%
1981- 85	48.2%	48.8%	20.9%	54.5%	28.6%	50.0%	0.0%	56.5%
1986- 91	58.6%	75.9%	50.0%	78.9%	57.1%	N/A	0.0%	64.3%
	<i>Age: 65- 74</i>							
All Immigrants	71.8%	67.6%	56.6%	69.6%	62.7%	58.8%	60.7%	69.3%
Prior to 1966	74.1%	73.8%	73.3%	74.2%	58.3%	54.5%	100.0%	73.0%
1966- 70	63.1%	76.0%	73.7%	76.4%	100.0%	0.0%	100.0%	72.4%
1971- 75	58.4%	74.0%	77.3%	74.0%	56.5%	100.0%	100.0%	65.8%
1976- 80	52.1%	55.1%	52.6%	55.1%	50.0%	50.0%	33.3%	55.6%
1981- 85	48.4%	54.4%	25.8%	60.0%	50.0%	50.0%	0.0%	60.0%
1986- 91	55.8%	76.0%	55.6%	78.5%	60.0%	N/A	0.0%	75.0%
	<i>Age: 75+</i>							
All Immigrants	57.5%	48.3%	41.7%	49.0%	46.9%	55.6%	64.7%	55.4%
Prior to 1966	58.7%	63.5%	69.2%	63.1%	77.8%	50.0%	100.0%	58.8%
1966- 70	51.5%	37.9%	50.0%	37.7%	42.9%	100.0%	0.0%	52.8%
1971- 75	42.5%	45.2%	45.5%	45.1%	60.0%	N/A	100.0%	42.9%
1976- 80	46.5%	33.9%	42.1%	31.6%	33.3%	N/A	0.0%	38.1%
1981- 85	48.0%	35.2%	0.0%	40.7%	0.0%	0.0%	N/A	55.6%
1986- 91	62.1%	73.7%	0.0%	83.3%	N/A	N/A	N/A	N/A

Source: 1991 Census of Canada, custom tabulations

**Table A10**  
**Median Household Income, Immigrants and Non-Immigrants**  
**by Age of Maintainer, Place of Birth and Period of Immigration**  
**Canada, 1991**

	Age						
	Total	15- 24	25- 34	35- 44	45- 54	55- 64	65+
<b>TOTAL</b>	\$39,197	\$22,120	\$39,818	\$48,385	\$52,615	\$39,636	\$22,287
Immigrants	\$41,494	\$20,050	\$37,341	\$49,270	\$57,190	\$47,443	\$24,322
Non- immigrants	\$38,752	\$22,316	\$40,162	\$48,260	\$51,269	\$37,444	\$22,181
Prior to 1965	\$39,463	NA	\$46,086	\$56,434	\$60,219	\$47,139	\$23,374
1966- 1970	\$51,411	\$25,648	\$44,101	\$52,545	\$60,855	\$52,162	\$22,891
1971- 1975	\$48,545	\$22,798	\$42,300	\$52,380	\$56,282	\$48,345	\$20,200
1976- 1980	\$43,747	\$21,712	\$40,957	\$49,506	\$54,472	\$41,836	\$18,126
1981- 1985	\$38,812	\$20,307	\$37,792	\$44,934	\$48,983	\$36,389	\$15,616
1986- 1991	\$27,186	\$16,601	\$26,317	\$30,741	\$31,797	\$28,968	\$16,305
<b>Europe - All</b>	\$41,800	\$23,604	\$41,086	\$52,595	\$59,063	\$46,410	\$22,971
Prior to 1965	\$39,215	NA	\$46,799	\$56,682	\$59,874	\$46,571	\$23,439
1966- 1970	\$50,701	\$27,978	\$44,360	\$52,621	\$60,517	\$49,203	\$21,848
1971- 1975	\$48,393	\$26,744	\$44,139	\$52,438	\$57,566	\$45,769	\$19,864
1976- 1980	\$46,532	\$23,057	\$42,843	\$52,679	\$58,595	\$43,378	\$18,248
1981- 1985	\$43,507	\$24,274	\$41,644	\$50,459	\$55,678	\$35,001	\$15,423
1986- 1991	\$28,923	\$18,516	\$28,507	\$34,026	\$34,867	\$25,494	\$14,149
<b>Asia - All</b>	\$42,493	\$18,913	\$36,324	\$45,604	\$53,595	\$50,219	\$20,609
Prior to 1965	\$52,210	NA	\$48,680	\$58,617	\$65,863	\$58,360	\$26,780
1966- 1970	\$57,819	\$23,507	\$48,996	\$56,077	\$65,881	\$63,406	\$24,324
1971- 1975	\$54,061	\$20,261	\$44,345	\$57,193	\$59,398	\$56,254	\$19,751
1976- 1980	\$45,144	\$25,477	\$43,736	\$49,025	\$53,419	\$44,789	\$17,883
1981- 1985	\$39,495	\$20,992	\$39,164	\$43,475	\$46,931	\$40,284	\$16,036
1986- 1991	\$27,887	\$15,998	\$26,673	\$30,176	\$31,371	\$31,542	\$18,616
<b>South East Asia - All</b>	\$41,945	\$21,531	\$37,255	\$45,120	\$53,949	\$45,420	\$22,098
Prior to 1965	\$49,303	NA	\$46,312	\$63,561	\$64,547	\$53,168	\$35,167
1966- 1970	\$59,546	\$18,816	\$44,150	\$55,198	\$67,228	\$57,074	\$24,056
1971- 1975	\$58,600	\$20,586	\$44,903	\$62,129	\$63,137	\$61,561	\$23,578
1976- 1980	\$45,192	\$28,524	\$43,235	\$48,559	\$52,798	\$43,238	\$20,929
1981- 1985	\$36,973	\$24,281	\$37,002	\$39,707	\$42,481	\$30,484	\$14,482
1986- 1991	\$29,320	\$18,037	\$28,564	\$31,585	\$34,985	\$30,914	\$20,107
<b>Rest of Asia - All</b>	\$42,717	\$17,223	\$35,837	\$45,792	\$53,470	\$51,142	\$20,407
Prior to 1965	\$52,538	NA	\$49,060	\$58,267	\$66,027	\$58,720	\$26,262
1966- 1970	\$57,517	\$24,172	\$49,635	\$56,134	\$65,615	\$64,877	\$24,348
1971- 1975	\$52,782	\$20,130	\$44,156	\$55,739	\$58,151	\$55,548	\$19,205
1976- 1980	\$45,107	\$19,448	\$44,308	\$49,395	\$53,897	\$45,330	\$17,485
1981- 1985	\$40,980	\$19,579	\$40,363	\$45,626	\$49,056	\$42,785	\$16,775
1986- 1991	\$27,399	\$15,039	\$25,998	\$29,669	\$30,485	\$31,758	\$17,726
<b>Africa - All</b>	\$42,170	\$15,546	\$30,673	\$47,428	\$59,215	\$51,906	\$22,058
Prior to 1965	\$52,089	NA	\$49,164	\$56,040	\$72,164	\$56,286	\$28,671
1966- 1970	\$58,362	\$24,331	\$48,232	\$57,935	\$70,465	\$60,318	\$22,692
1971- 1975	\$52,141	\$15,240	\$46,830	\$55,576	\$57,956	\$52,582	\$17,842
1976- 1980	\$48,795	\$29,146	\$43,203	\$54,471	\$58,991	\$41,706	\$18,351
1981- 1985	\$39,017	\$21,774	\$34,214	\$47,172	\$50,017	\$26,886	\$14,549
1986- 1991	\$22,196	\$11,447	\$19,930	\$28,558	\$33,691	\$25,932	\$15,947

...Continued

	Total	Age					
		15- 24	25- 34	35- 44	45- 54	55- 64	65+
<b>Central &amp; S. America - All</b>	\$35,342	\$20,389	\$31,045	\$39,481	\$45,879	\$37,481	\$18,451
Prior to 1965	\$46,180	NA	\$43,224	\$54,305	\$55,041	\$43,452	\$30,301
1966- 1970	\$49,103	\$23,732	\$40,831	\$49,880	\$58,805	\$46,968	\$27,617
1971- 1975	\$44,955	\$21,182	\$38,823	\$47,482	\$50,295	\$47,415	\$17,754
1976- 1980	\$38,788	\$24,661	\$37,456	\$43,550	\$46,107	\$36,235	\$16,889
1981- 1985	\$32,601	\$21,389	\$33,735	\$34,689	\$37,711	\$31,823	\$12,841
1986- 1991	\$23,733	\$18,030	\$23,301	\$27,753	\$25,163	\$21,511	\$9,938
<b>Caribbean &amp; Bermuda - All</b>	\$36,754	\$15,605	\$29,090	\$39,248	\$47,126	\$43,895	\$21,659
Prior to 1965	\$47,733	NA	\$41,727	\$49,062	\$58,070	\$51,916	\$27,847
1966- 1970	\$48,812	\$16,846	\$38,533	\$47,237	\$52,827	\$51,751	\$24,314
1971- 1975	\$39,658	\$16,680	\$34,243	\$42,381	\$44,375	\$39,699	\$20,358
1976- 1980	\$32,419	\$15,352	\$28,222	\$38,698	\$42,592	\$30,323	\$15,915
1981- 1985	\$24,742	\$13,609	\$24,098	\$30,512	\$30,291	\$22,038	\$16,105
1986- 1991	\$24,111	\$17,099	\$24,424	\$25,918	\$29,939	\$20,873	\$11,048
<b>Other - All</b>	\$38,743	\$22,292	\$40,148	\$48,273	\$51,391	\$37,540	\$22,169
Prior to 1965	\$31,008	NA	\$40,503	\$52,695	\$60,527	\$44,955	\$21,009
1966- 1970	\$47,755	\$20,137	\$41,000	\$50,873	\$63,751	\$52,777	\$26,199
1971- 1975	\$44,209	\$20,673	\$40,428	\$50,428	\$61,216	\$49,242	\$23,085
1976- 1980	\$40,114	\$18,915	\$36,157	\$49,612	\$59,153	\$36,577	\$21,780
1981- 1985	\$39,350	\$17,701	\$39,066	\$49,692	\$59,941	\$45,399	\$18,290
1986- 1991	\$34,414	\$18,896	\$36,989	\$41,107	\$44,635	\$31,673	\$21,285

Source: 1991 Census and Custom Tabulations

**Table A11.1**  
**Median Household Income by Household Type**  
**Showing Place of Birth and Period of Immigration**  
**For Total, Family and Non- Family Households**  
**Canada, 1991**

	<u>Total Households</u>	<u>Family</u>	<u>Non- Family</u>
<b>TOTAL</b>	\$39,197	\$46,953	\$20,723
Non- immigrants	\$38,752	\$46,427	\$21,175
All Immigrants	\$41,494	\$49,950	\$19,156
Europe	\$41,800	\$50,692	\$17,974
Asia	\$42,493	\$47,187	\$20,337
South East Asia	\$41,945	\$46,276	\$23,683
Rest of Asia	\$42,717	\$47,529	\$18,705
Africa	\$42,170	\$51,550	\$19,378
Central & S. America	\$35,342	\$39,878	\$19,923
Caribbean & Bermuda	\$36,754	\$43,528	\$21,817
All Other Places	\$38,743	\$46,456	\$21,145
<b>TOTAL</b>	\$39,197	\$46,953	\$20,723
Non- immigrants	\$38,752	\$46,427	\$21,175
All Immigrants	\$41,494	\$49,950	\$19,156
Prior to 1966	\$39,463	\$50,502	\$16,486
1966- 70	\$51,411	\$57,495	\$26,697
1971- 75	\$48,545	\$53,962	\$24,238
1976- 80	\$43,747	\$48,863	\$21,502
1981- 85	\$38,812	\$43,940	\$20,030
1986- 91	\$27,186	\$31,201	\$16,124
<b>EUROPE</b>			
All Immigrants	\$41,800	\$50,692	\$17,974
Prior to 1966	\$39,215	\$50,012	\$16,285
1966- 70	\$50,701	\$56,097	\$25,771
1971- 75	\$48,393	\$53,676	\$24,285
1976- 80	\$46,532	\$52,320	\$22,119
1981- 86	\$43,507	\$49,675	\$21,778
1986- 91	\$28,923	\$33,664	\$16,337
<b>ASIA</b>			
All Immigrants	\$42,493	\$47,187	\$20,337
Prior to 1966	\$52,210	\$61,070	\$19,939
1966- 70	\$57,819	\$64,764	\$29,378
1971- 75	\$54,061	\$58,126	\$25,271
1976- 80	\$45,144	\$48,564	\$20,595
1981- 85	\$39,495	\$43,421	\$19,675
1986- 91	\$27,887	\$31,188	\$16,774
<b>SE ASIA</b>			
All Immigrants	\$41,945	\$46,276	\$23,683
Prior to 1966	\$49,303	\$59,831	\$31,247
1966- 70	\$59,546	\$69,601	\$33,905
1971- 75	\$58,600	\$63,958	\$27,149
1976- 80	\$45,192	\$48,123	\$23,707
1981- 85	\$36,973	\$40,154	\$22,007
1986- 91	\$29,320	\$32,676	\$20,332

... cont'd. on next page

	<u>Total Households</u>	<u>Family</u>	<u>Non-Family</u>
<b>REST OF ASIA</b>			
All Immigrants	\$42,717	\$47,529	\$18,705
Prior to 1966	\$52,538	\$61,146	\$17,943
1966- 70	\$57,517	\$63,977	\$27,497
1971- 75	\$52,782	\$56,492	\$24,480
1976- 80	\$45,107	\$48,884	\$17,657
1981- 85	\$40,980	\$45,364	\$17,806
1986- 91	\$27,399	\$30,665	\$14,890
<b>AFRICA</b>			
All Immigrants	\$42,170	\$51,550	\$19,378
Prior to 1966	\$52,089	\$61,811	\$25,388
1966- 70	\$58,362	\$65,429	\$29,518
1971- 75	\$52,141	\$58,440	\$24,571
1976- 80	\$48,795	\$55,683	\$23,066
1981- 85	\$39,017	\$44,537	\$21,169
1986- 91	\$22,196	\$29,743	\$13,220
<b>CENTRAL &amp; S. AMERICA</b>			
All Immigrants	\$35,342	\$39,878	\$19,923
Prior to 1966	\$46,180	\$52,854	\$23,135
1966- 70	\$49,103	\$54,814	\$29,568
1971- 75	\$44,955	\$49,082	\$22,722
1976- 80	\$38,788	\$43,713	\$21,800
1981- 85	\$32,601	\$36,004	\$17,448
1986- 91	\$23,733	\$26,198	\$15,144
<b>CARIBBEAN AND BERMUDA</b>			
All Immigrants	\$36,754	\$43,528	\$21,817
Prior to 1966	\$47,733	\$60,935	\$25,059
1966- 70	\$48,812	\$55,724	\$28,486
1971- 75	\$39,658	\$45,929	\$22,221
1976- 80	\$32,419	\$37,636	\$21,162
1981- 85	\$24,742	\$29,093	\$17,063
1986- 91	\$24,111	\$27,637	\$16,616
<b>ALL OTHER</b>			
All Immigrants	\$38,743	\$46,456	\$21,145
Prior to 1966	\$31,008	\$46,798	\$16,068
1966- 70	\$47,755	\$57,203	\$26,699
1971- 75	\$44,209	\$53,011	\$24,754
1976- 80	\$40,114	\$46,691	\$21,162
1981- 85	\$39,350	\$46,824	\$21,376
1986- 91	\$34,414	\$37,814	\$23,384

---

Source: 1991 Census of Canada custom tabulations

**Table A11.2**  
**Median Household Income by Household Type**  
**Showing Place of Birth and Period of Immigration**  
**For Total, Family and Non- Family Households**  
**Montreal, 1991**

	<u>Total Households</u>	<u>Family</u>	<u>Non- Family</u>
TOTAL	\$36,635	\$46,128	\$19,594
Non- immigrants	\$37,294	\$47,602	\$20,321
All Immigrants	\$34,480	\$40,862	\$16,863
Europe	\$37,878	\$44,801	\$16,155
Asia	\$29,342	\$34,338	\$13,449
South East Asia	\$32,010	\$36,525	\$18,185
Rest of Asia	\$27,975	\$33,364	\$11,930
Africa	\$36,834	\$46,093	\$15,248
Central & S. America	\$23,688	\$28,288	\$13,889
Caribbean & Bermuda	\$25,564	\$30,135	\$13,379
All Other Places	\$37,301	\$47,620	\$20,322
TOTAL	\$36,635	\$46,128	\$19,594
Non- immigrants	\$37,294	\$47,602	\$20,321
All Immigrants	\$34,480	\$40,862	\$16,863
Prior to 1966	\$38,324	\$46,960	\$16,172
1966- 70	\$44,155	\$50,716	\$21,197
1971- 75	\$39,097	\$44,153	\$16,621
1976- 80	\$33,334	\$38,011	\$16,141
1981- 85	\$27,750	\$31,684	\$15,355
1986- 91	\$17,884	\$21,916	\$10,422
EUROPE			
All Immigrants	\$37,878	\$44,801	\$16,155
Prior to 1966	\$37,817	\$46,081	\$15,557
1966- 70	\$43,151	\$48,250	\$20,381
1971- 75	\$39,960	\$44,379	\$16,290
1976- 80	\$37,302	\$42,651	\$20,005
1981- 86	\$34,965	\$40,152	\$19,785
1986- 91	\$22,159	\$27,014	\$12,794
ASIA			
All Immigrants	\$29,342	\$34,338	\$13,449
Prior to 1966	\$44,816	\$54,252	\$14,763
1966- 70	\$46,170	\$54,172	\$22,703
1971- 75	\$48,152	\$53,205	\$18,435
1976- 80	\$34,960	\$39,141	\$14,515
1981- 85	\$28,556	\$31,093	\$14,996
1986- 91	\$18,110	\$21,216	\$10,245
SE ASIA			
All Immigrants	\$32,010	\$36,525	\$18,185
Prior to 1966	\$37,873	\$39,850	\$35,587
1966- 70	\$52,555	\$64,052	\$38,422
1971- 75	\$59,055	\$65,166	\$22,465
1976- 80	\$35,266	\$39,778	\$16,372
1981- 85	\$27,879	\$30,212	\$16,739
1986- 91	\$21,668	\$23,793	\$16,075

... cont'd on next page

	<u>Total Households</u>	<u>Family</u>	<u>Non- Family</u>
<b>REST OF ASIA</b>			
All Immigrants	\$27,975	\$33,364	\$11,930
Prior to 1966	\$45,951	\$54,947	\$13,853
1966- 70	\$45,681	\$53,222	\$19,750
1971- 75	\$43,504	\$47,759	\$16,372
1976- 80	\$34,621	\$38,661	\$12,216
1981- 85	\$29,105	\$32,057	\$14,415
1986- 91	\$16,662	\$20,455	\$8,816
<b>AFRICA</b>			
All Immigrants	\$36,834	\$46,093	\$15,248
Prior to 1966	\$48,212	\$54,599	\$24,043
1966- 70	\$55,032	\$61,740	\$22,040
1971- 75	\$42,285	\$49,668	\$17,030
1976- 80	\$38,670	\$44,361	\$17,192
1981- 85	\$31,452	\$39,788	\$17,084
1986- 91	\$16,258	\$23,780	\$8,565
<b>CENTRAL &amp; S. AMERICA</b>			
All Immigrants	\$23,688	\$28,288	\$13,889
Prior to 1966	\$37,256	\$45,100	\$19,208
1966- 70	\$46,886	\$50,090	\$19,864
1971- 75	\$34,635	\$40,950	\$15,129
1976- 80	\$30,064	\$34,042	\$16,237
1981- 85	\$24,417	\$28,518	\$15,846
1986- 91	\$15,691	\$18,276	\$9,890
<b>CARIBBEAN AND BERMUDA</b>			
All Immigrants	\$25,564	\$30,135	\$13,379
Prior to 1966	\$37,985	\$51,297	\$20,752
1966- 70	\$38,030	\$47,026	\$21,763
1971- 75	\$30,597	\$35,197	\$14,444
1976- 80	\$25,330	\$28,714	\$13,352
1981- 85	\$17,972	\$20,532	\$8,741
1986- 91	\$14,245	\$16,638	\$10,381
<b>ALL OTHER</b>			
All Immigrants	\$37,301	\$47,620	\$20,322
Prior to 1966	\$34,884	\$50,866	\$19,560
1966- 70	\$45,986	\$60,796	\$22,641
1971- 75	\$40,201	\$51,285	\$22,134
1976- 80	\$36,800	\$46,034	\$19,945
1981- 85	\$37,462	\$44,093	\$19,737
1986- 91	\$34,126	\$44,763	\$13,907

---

Source: 1991 Census of Canada custom tabulations



**Table A11.3**  
**Median Household Income by Household Type**  
**Showing Place of Birth and Period of Immigration**  
**For Total, Family and Non- Family Households**  
**Toronto, 1991**

	<u>Total Households</u>	<u>Family</u>	<u>Non- Family</u>
TOTAL	\$50,469	\$59,395	\$28,848
Non- immigrants	\$52,493	\$63,780	\$31,324
All Immigrants	\$48,636	\$55,461	\$24,595
Europe	\$50,132	\$58,106	\$22,059
Asia	\$47,804	\$52,293	\$25,199
South East Asia	\$49,201	\$54,089	\$28,079
Rest of Asia	\$47,312	\$51,749	\$23,977
Africa	\$46,804	\$55,703	\$25,180
Central & S. America	\$42,810	\$47,622	\$23,783
Caribbean & Bermuda	\$40,181	\$47,293	\$25,292
All Other Places	\$52,625	\$63,935	\$31,396
TOTAL	\$50,469	\$59,395	\$28,848
Non- immigrants	\$52,493	\$63,780	\$31,324
All Immigrants	\$48,636	\$55,461	\$24,595
Prior to 1966	\$50,259	\$60,541	\$20,929
1966- 70	\$57,380	\$63,346	\$30,098
1971- 75	\$52,600	\$57,692	\$27,283
1976- 80	\$49,106	\$54,805	\$24,890
1981- 85	\$43,397	\$48,354	\$24,006
1986- 91	\$33,500	\$37,703	\$21,758
EUROPE			
All Immigrants	\$50,132	\$58,106	\$22,059
Prior to 1966	\$49,689	\$59,859	\$20,049
1966- 70	\$56,898	\$61,967	\$29,275
1971- 75	\$53,026	\$57,435	\$28,094
1976- 80	\$51,731	\$58,584	\$25,217
1981- 86	\$46,727	\$52,797	\$25,856
1986- 91	\$32,496	\$37,559	\$19,674
ASIA			
All Immigrants	\$47,804	\$52,293	\$25,199
Prior to 1966	\$60,141	\$69,465	\$25,955
1966- 70	\$64,457	\$72,147	\$31,989
1971- 75	\$58,554	\$62,486	\$27,643
1976- 80	\$51,094	\$55,310	\$23,627
1981- 85	\$45,636	\$49,236	\$23,233
1986- 91	\$35,132	\$38,472	\$23,721
SE ASIA			
All Immigrants	\$49,201	\$54,089	\$28,079
Prior to 1966	\$56,626	\$75,323	\$29,648
1966- 70	\$64,725	\$76,157	\$38,566
1971- 75	\$65,728	\$70,764	\$30,942
1976- 80	\$53,560	\$56,545	\$28,664
1981- 85	\$44,261	\$47,536	\$24,630
1986- 91	\$36,786	\$41,383	\$26,103

... cont'd. on next page

Table A11.3 cont'd.

	<u>Total Households</u>	<u>Family</u>	<u>Non- Family</u>
<b>REST OF ASIA</b>			
All Immigrants	\$47,312	\$51,749	\$23,977
Prior to 1966	\$60,584	\$69,115	\$25,411
1966- 70	\$64,423	\$71,503	\$29,741
1971- 75	\$56,905	\$60,503	\$26,062
1976- 80	\$49,496	\$54,245	\$19,576
1981- 85	\$46,177	\$50,041	\$21,410
1986- 91	\$34,681	\$37,711	\$22,430
<b>AFRICA</b>			
All Immigrants	\$46,804	\$55,703	\$25,180
Prior to 1966	\$70,678	\$78,628	\$29,652
1966- 70	\$65,049	\$75,401	\$33,433
1971- 75	\$56,253	\$62,012	\$30,789
1976- 80	\$57,261	\$63,414	\$29,103
1981- 85	\$41,117	\$49,652	\$24,287
1986- 91	\$29,819	\$37,546	\$19,435
<b>CENTRAL &amp; S. AMERICA</b>			
All Immigrants	\$42,810	\$47,622	\$23,783
Prior to 1966	\$56,395	\$64,903	\$30,650
1966- 70	\$54,568	\$62,611	\$29,889
1971- 75	\$48,757	\$53,380	\$23,783
1976- 80	\$44,473	\$49,948	\$22,917
1981- 85	\$39,031	\$43,113	\$20,051
1986- 91	\$33,125	\$36,054	\$20,620
<b>CARIBBEAN AND BERMUDA</b>			
All Immigrants	\$40,181	\$47,293	\$25,292
Prior to 1966	\$48,740	\$61,494	\$26,965
1966- 70	\$50,667	\$57,508	\$28,857
1971- 75	\$42,349	\$48,588	\$25,300
1976- 80	\$35,542	\$42,193	\$24,097
1981- 85	\$30,225	\$34,775	\$22,189
1986- 91	\$29,453	\$33,514	\$21,769
<b>ALL OTHER</b>			
All Immigrants	\$52,625	\$63,935	\$31,396
Prior to 1966	\$53,249	\$68,153	\$30,353
1966- 70	\$62,028	\$76,288	\$36,322
1971- 75	\$61,775	\$72,044	\$37,777
1976- 80	\$55,147	\$63,082	\$33,636
1981- 85	\$55,578	\$72,292	\$27,388
1986- 91	\$51,832	\$55,772	\$47,603

---

Source: 1991 Census of Canada custom tabulations

**Table A11.4**  
**Median Household Income by Household Type**  
**Showing Place of Birth and Period of Immigration**  
**For Total, Family and Non- Family Households**  
**Vancouver, 1991**

	<u>Total Households</u>	<u>Family</u>	<u>Non- Family</u>
TOTAL	\$42,388	\$53,280	\$23,939
Non- immigrants	\$42,646	\$54,871	\$25,384
All Immigrants	\$42,170	\$51,239	\$19,999
Europe	\$41,667	\$53,595	\$19,769
Asia	\$42,246	\$46,959	\$17,072
South East Asia	\$41,476	\$46,612	\$21,867
Rest of Asia	\$42,469	\$47,037	\$15,202
Africa	\$48,448	\$56,673	\$22,703
Central & S. America	\$31,301	\$36,177	\$21,031
Caribbean & Bermuda	\$43,769	\$58,078	\$25,265
All Other Places	\$42,629	\$54,759	\$25,335
TOTAL	\$42,388	\$53,280	\$23,939
Non- immigrants	\$42,646	\$54,871	\$25,384
All Immigrants	\$42,170	\$57,239	\$19,999
Prior to 1966	\$39,834	\$54,122	\$17,927
1966- 70	\$50,601	\$59,015	\$27,186
1971- 75	\$50,868	\$57,636	\$24,403
1976- 80	\$45,245	\$50,519	\$20,554
1981- 85	\$40,514	\$45,605	\$19,814
1986- 91	\$27,455	\$30,500	\$15,372
EUROPE			
All Immigrants	\$41,667	\$53,595	\$19,769
Prior to 1966	\$38,494	\$52,691	\$17,810
1966- 70	\$49,157	\$58,232	\$27,708
1971- 75	\$50,996	\$59,098	\$25,795
1976- 80	\$47,806	\$55,458	\$21,521
1981- 86	\$42,902	\$50,944	\$22,044
1986- 91	\$28,731	\$34,357	\$18,171
ASIA			
All Immigrants	\$42,246	\$46,959	\$17,072
Prior to 1966	\$53,805	\$63,610	\$15,881
1966- 70	\$54,547	\$60,992	\$23,650
1971- 75	\$51,968	\$56,529	\$21,192
1976- 80	\$44,904	\$48,665	\$17,077
1981- 85	\$40,750	\$44,677	\$16,927
1986- 91	\$26,978	\$29,783	\$14,526
SE ASIA			
All Immigrants	\$41,476	\$46,612	\$21,867
Prior to 1966	\$50,003	\$65,754	\$30,246
1966- 70	\$54,751	\$64,667	\$26,840
1971- 75	\$55,844	\$61,822	\$25,009
1976- 80	\$44,165	\$47,730	\$21,313
1981- 85	\$41,553	\$45,486	\$22,308
1986- 91	\$30,270	\$33,044	\$19,026

... cont'd. on next page

Table A11.4 cont'd.

	<u>Total Households</u>	<u>Family</u>	<u>Non- Family</u>
<b>REST OF ASIA</b>			
All Immigrants	\$42,469	\$47,037	\$15,202
Prior to 1966	\$54,244	\$63,446	\$14,637
1966- 70	\$54,501	\$60,317	\$22,869
1971- 75	\$50,932	\$55,260	\$20,050
1976- 80	\$45,323	\$49,014	\$14,685
1981- 85	\$40,503	\$44,405	\$14,758
1986- 91	\$26,040	\$28,732	\$12,286
<b>AFRICA</b>			
All Immigrants	\$48,448	\$56,673	\$22,703
Prior to 1966	\$59,895	\$71,801	\$27,995
1966- 70	\$52,441	\$58,176	\$29,552
1971- 75	\$54,438	\$59,351	\$19,266
1976- 80	\$55,396	\$64,303	\$21,381
1981- 85	\$38,011	\$43,075	\$24,292
1986- 91	\$28,553	\$32,425	\$16,187
<b>CENTRAL &amp; S. AMERICA</b>			
All Immigrants	\$31,301	\$36,177	\$21,031
Prior to 1966	\$44,432	\$54,256	\$14,865
1966- 70	\$47,771	\$53,924	\$35,954
1971- 75	\$43,480	\$48,145	\$24,404
1976- 80	\$32,832	\$39,203	\$29,136
1981- 85	\$26,343	\$30,556	\$14,065
1986- 91	\$19,041	\$21,893	\$8,920
<b>CARIBBEAN AND BERMUDA</b>			
All Immigrants	\$43,769	\$58,078	\$25,265
Prior to 1966	\$48,790	\$70,477	\$23,544
1966- 70	\$44,442	\$50,504	\$28,450
1971- 75	\$43,798	\$65,082	\$24,198
1976- 80	\$38,713	\$48,269	\$32,673
1981- 85	\$36,456	\$40,708	\$16,650
1986- 91	\$29,452	\$32,141	\$10,021
<b>ALL OTHER</b>			
All Immigrants	\$42,629	\$54,759	\$25,335
Prior to 1966	\$34,649	\$51,174	\$18,918
1966- 70	\$49,250	\$59,804	\$25,835
1971- 75	\$46,759	\$56,919	\$27,102
1976- 80	\$41,618	\$46,453	\$21,585
1981- 85	\$40,674	\$44,904	\$26,785
1986- 91	\$35,849	\$38,905	\$26,591

Source: 1991 Census of Canada custom tabulations

**Table A12.1**  
**Median Income by Immigrant Status, Place of Birth, Tenure and Family Type**  
**Canada, 1991**

	Median Income					
	Owners			Renters		
	<u>All</u>	<u>Family</u>	<u>Non- Family</u>	<u>All</u>	<u>Family</u>	<u>Non- Family</u>
TOTAL	\$48,422	\$52,552	\$24,471	\$25,737	\$32,752	\$18,967
Non- immigrants	\$47,735	\$51,816	\$24,953	\$25,904	\$32,986	\$19,434
All Immigrants	\$51,512	\$55,905	\$23,158	\$25,923	\$32,470	\$17,605
Europe	\$49,462	\$54,663	\$20,447	\$24,994	\$35,063	\$15,963
Asia	\$54,889	\$56,582	\$33,168	\$25,212	\$29,413	\$16,613
South- east Asia	\$57,047	\$58,322	\$38,970	\$28,033	\$31,217	\$21,131
Rest of Asia	\$54,167	\$56,036	\$31,547	\$23,695	\$28,381	\$14,581
Africa	\$63,267	\$65,614	\$37,646	\$25,030	\$30,930	\$16,898
Central & S. America	\$54,938	\$56,563	\$33,125	\$25,114	\$27,897	\$17,795
Caribbean & Bermuda	\$57,864	\$60,340	\$34,885	\$24,239	\$27,276	\$19,173
All Other Imm.	\$47,734	\$51,848	\$24,912	\$25,890	\$33,007	\$19,399
TOTAL	\$48,422	\$52,552	\$24,471	\$25,737	\$32,752	\$18,967
Non- immigrants	\$47,735	\$51,816	\$24,953	\$25,904	\$32,986	\$19,434
All Immigrants	\$51,512	\$55,905	\$23,158	\$25,923	\$32,470	\$17,605
Prior to 1966	\$46,003	\$52,980	\$19,143	\$21,700	\$35,527	\$14,321
1966- 70	\$59,420	\$62,121	\$34,238	\$31,005	\$38,812	\$23,274
1971- 75	\$58,267	\$59,990	\$34,096	\$29,067	\$35,097	\$20,421
1976- 80	\$55,179	\$56,990	\$31,181	\$27,819	\$32,460	\$19,077
1981- 85	\$52,670	\$54,599	\$28,304	\$26,519	\$31,129	\$18,291
1986- 91	\$43,329	\$44,487	\$26,775	\$21,899	\$25,141	\$15,229
EUROPE						
TOTAL	\$49,462	\$54,663	\$20,447	\$24,994	\$35,063	\$15,963
Prior to 1966	\$45,384	\$52,331	\$18,697	\$21,650	\$35,444	\$14,287
1966- 70	\$57,454	\$59,934	\$31,723	\$31,064	\$39,351	\$22,515
1971- 75	\$56,395	\$58,269	\$32,000	\$29,964	\$37,334	\$21,217
1976- 80	\$56,410	\$58,492	\$30,701	\$29,606	\$36,548	\$19,892
1981- 86	\$54,185	\$56,711	\$27,195	\$30,556	\$37,509	\$20,087
1986- 91	\$47,106	\$49,267	\$25,213	\$23,711	\$27,588	\$15,605
ASIA						
TOTAL	\$54,889	\$56,582	\$33,168	\$25,212	\$29,413	\$16,613
Prior to 1966	\$59,361	\$63,516	\$27,590	\$21,951	\$34,631	\$13,295
1966- 70	\$65,910	\$68,751	\$38,863	\$31,731	\$41,919	\$22,546
1971- 75	\$61,059	\$62,336	\$37,703	\$31,105	\$37,913	\$19,484
1976- 80	\$54,235	\$55,363	\$32,292	\$28,389	\$32,432	\$16,819
1981- 85	\$51,755	\$53,051	\$30,134	\$26,650	\$30,362	\$17,150
1986- 91	\$40,548	\$41,409	\$27,817	\$21,716	\$24,428	\$15,403
SE ASIA						
TOTAL	\$57,047	\$58,322	\$38,970	\$28,033	\$31,217	\$21,131
Prior to 1966	\$56,004	\$63,258	\$37,488	\$29,463	\$36,488	\$25,312
1966- 70	\$69,198	\$73,941	\$44,111	\$36,313	\$47,666	\$30,295
1971- 75	\$68,140	\$69,389	\$40,739	\$35,519	\$44,239	\$24,075
1976- 80	\$54,898	\$55,584	\$35,953	\$30,851	\$33,938	\$21,233
1981- 85	\$52,474	\$53,334	\$36,283	\$26,865	\$29,585	\$20,213
1986- 91	\$45,853	\$46,193	\$40,145	\$24,582	\$27,706	\$19,225

*continued on next page...*

Table A12.1 Continued

	Median Income					
	Owners			Renters		
	All	Family	Non-Family	All	Family	Non-Family
<b>REST OF ASIA</b>						
TOTAL	\$54,167	\$56,036	\$31,547	\$23,695	\$28,381	\$14,581
Prior to 1966	\$59,628	\$63,537	\$25,958	\$21,258	\$34,282	\$12,760
1966- 70	\$65,465	\$68,092	\$37,322	\$30,569	\$41,114	\$19,594
1971- 75	\$59,313	\$60,514	\$36,948	\$29,780	\$35,665	\$16,334
1976- 80	\$53,746	\$55,193	\$29,964	\$25,533	\$31,116	\$13,639
1981- 85	\$51,450	\$52,926	\$28,437	\$26,486	\$31,246	\$15,135
1986- 91	\$39,416	\$40,461	\$26,186	\$20,329	\$23,253	\$13,321
<b>AFRICA</b>						
TOTAL	\$63,267	\$65,614	\$37,646	\$25,030	\$30,930	\$16,898
Prior to 1966	\$64,830	\$70,089	\$32,420	\$30,125	\$41,628	\$20,717
1966- 70	\$72,806	\$76,026	\$50,144	\$32,605	\$41,454	\$24,234
1971- 75	\$64,010	\$65,572	\$40,295	\$29,714	\$36,043	\$18,696
1976- 80	\$64,164	\$66,537	\$34,165	\$30,545	\$35,879	\$20,683
1981- 85	\$58,684	\$61,196	\$31,692	\$27,176	\$32,511	\$19,343
1986- 91	\$51,141	\$52,235	\$19,996	\$18,296	\$23,518	\$12,861
<b>CENTRAL &amp; S. AMERICA</b>						
TOTAL	\$54,938	\$56,563	\$33,125	\$25,114	\$27,897	\$17,795
Prior to 1966	\$54,773	\$57,794	\$32,125	\$27,922	\$35,661	\$17,839
1966- 70	\$60,529	\$63,249	\$36,820	\$30,697	\$34,833	\$26,651
1971- 75	\$58,684	\$59,725	\$36,434	\$28,422	\$32,439	\$19,658
1976- 80	\$53,702	\$55,398	\$30,309	\$28,738	\$32,830	\$18,513
1981- 85	\$50,525	\$51,138	\$29,600	\$24,765	\$27,839	\$16,799
1986- 91	\$45,917	\$46,604	\$24,742	\$20,920	\$23,135	\$14,935
<b>CARIBBEAN AND BERMUDA</b>						
TOTAL	\$57,864	\$60,340	\$34,885	\$24,239	\$27,276	\$19,173
Prior to 1966	\$60,809	\$67,769	\$32,607	\$26,704	\$38,672	\$19,970
1966- 70	\$61,455	\$64,370	\$39,072	\$30,155	\$34,577	\$24,674
1971- 75	\$57,535	\$59,137	\$34,882	\$25,869	\$29,058	\$19,508
1976- 80	\$54,589	\$56,360	\$34,209	\$22,937	\$25,278	\$19,458
1981- 85	\$47,239	\$50,046	\$28,999	\$19,889	\$21,857	\$16,360
1986- 91	\$49,588	\$51,379	\$22,379	\$20,996	\$23,889	\$16,141
<b>ALL OTHER</b>						
TOTAL	\$47,734	\$51,848	\$24,912	\$25,890	\$33,007	\$19,399
Prior to 1966	\$39,189	\$50,016	\$19,579	\$19,473	\$34,960	\$14,058
1966- 70	\$58,788	\$64,047	\$31,420	\$30,740	\$38,748	\$24,988
1971- 75	\$54,735	\$58,275	\$30,378	\$29,332	\$36,561	\$22,231
1976- 80	\$49,651	\$53,638	\$28,998	\$26,169	\$32,474	\$19,489
1981- 85	\$51,648	\$55,606	\$25,454	\$27,005	\$33,889	\$19,508
1986- 91	\$44,515	\$46,206	\$31,562	\$27,298	\$29,792	\$20,502

Source: 1991 Census of Canada custom tabulations

**Table A12.2**  
**Median Income by Immigrant Status, Place of Birth, Tenure and Family Type**  
**Montreal, 1991**

	Median Income					
	Owners			Renters		
	All	Family	Non-Family	All	Family	Non-Family
<b>TOTAL</b>	\$52,710	\$55,864	\$30,794	\$24,569	\$32,574	\$17,563
Non-immigrants	\$53,805	\$57,180	\$32,132	\$25,395	\$34,438	\$18,322
All Immigrants	\$49,034	\$51,598	\$25,454	\$21,150	\$27,055	\$18,831
Europe	\$47,395	\$50,516	\$22,384	\$22,943	\$30,835	\$14,210
Asia	\$47,732	\$49,113	\$27,462	\$19,360	\$23,034	\$11,935
South-east Asia	\$51,859	\$53,084	\$38,489	\$22,296	\$24,805	\$15,528
Rest of Asia	\$46,332	\$47,835	\$23,377	\$17,960	\$22,024	\$10,989
Africa	\$58,081	\$60,208	\$39,111	\$20,532	\$27,309	\$13,290
Central & S. America	\$46,219	\$47,235	\$23,883	\$18,630	\$21,627	\$13,262
Caribbean & Bermuda	\$46,303	\$47,968	\$27,916	\$17,260	\$19,975	\$12,086
All Other Imm.	\$53,813	\$57,196	\$32,098	\$25,396	\$34,451	\$18,327
<b>TOTAL</b>	\$52,710	\$55,864	\$30,794	\$24,569	\$32,574	\$17,563
Prior to 1966	\$47,105	\$51,064	\$21,377	\$22,010	\$32,398	\$14,089
1966-70	\$54,857	\$56,525	\$35,423	\$27,612	\$34,945	\$18,205
1971-75	\$51,678	\$53,177	\$32,029	\$23,069	\$28,246	\$14,645
1976-80	\$46,818	\$48,099	\$30,704	\$22,431	\$26,193	\$14,755
1981-85	\$43,665	\$44,883	\$26,883	\$20,413	\$23,533	\$14,177
1986-91	\$36,592	\$37,859	\$16,546	\$15,463	\$18,881	\$10,150
<b>EUROPE</b>						
<b>TOTAL</b>	\$47,395	\$50,516	\$22,384	\$22,943	\$30,835	\$14,210
Prior to 1966	\$45,997	\$50,024	\$20,084	\$21,512	\$31,801	\$13,836
1966-70	\$51,407	\$52,660	\$32,779	\$27,864	\$34,759	\$17,504
1971-75	\$48,598	\$50,388	\$27,364	\$24,779	\$30,679	\$13,760
1976-80	\$46,274	\$47,778	\$31,824	\$25,561	\$31,380	\$17,504
1981-86	\$49,829	\$52,573	\$33,659	\$26,040	\$29,741	\$16,584
1986-91	\$44,139	\$44,924	\$18,500	\$19,304	\$23,393	\$12,460
<b>ASIA</b>						
<b>TOTAL</b>	\$47,732	\$49,113	\$27,462	\$19,360	\$23,034	\$11,935
Prior to 1966	\$57,581	\$60,583	\$26,566	\$22,132	\$32,011	\$13,056
1966-70	\$58,578	\$60,738	\$37,949	\$28,319	\$37,651	\$17,003
1971-75	\$58,163	\$59,075	\$32,411	\$26,521	\$34,421	\$15,657
1976-80	\$46,353	\$47,863	\$24,912	\$23,464	\$27,212	\$12,725
1981-85	\$40,044	\$40,632	\$22,417	\$21,411	\$24,993	\$14,141
1986-91	\$31,674	\$32,108	\$17,603	\$15,263	\$18,620	\$9,851
<b>SE ASIA</b>						
<b>TOTAL</b>	\$51,859	\$53,084	\$38,489	\$22,296	\$24,805	\$15,528
Prior to 1966	\$42,238	\$50,694	\$41,639	\$31,708	\$37,598	\$31,329
1966-70	\$69,507	\$75,932	\$46,981	\$36,367	\$37,385	\$35,003
1971-75	\$70,945	\$71,768	\$62,441	\$29,234	\$42,046	\$18,531
1976-80	\$45,779	\$47,694	\$28,006	\$25,470	\$28,938	\$14,883
1981-85	\$41,720	\$42,141	\$28,593	\$19,903	\$22,680	\$14,133
1986-91	\$41,145	\$40,728	\$54,617	\$20,151	\$21,817	\$15,362
<b>REST OF ASIA</b>						
<b>TOTAL</b>	\$46,332	\$47,835	\$23,377	\$17,960	\$22,024	\$10,989
Prior to 1966	\$58,572	\$60,812	\$21,617	\$22,020	\$31,786	\$12,961
1966-70	\$56,776	\$59,022	\$35,184	\$26,436	\$37,687	\$14,156
1971-75	\$51,691	\$52,981	\$25,011	\$25,431	\$32,113	\$15,507
1976-80	\$46,654	\$47,952	\$22,685	\$20,779	\$24,957	\$11,583
1981-85	\$38,532	\$39,615	\$19,305	\$23,100	\$27,096	\$14,155
1986-91	\$30,409	\$30,853	\$16,497	\$13,950	\$17,114	\$8,180

*Continued on next page ...*

	Median Income					
	Owners			Renters		
	All	Family	Non-Family	All	Family	Non-Family
<b>AFRICA</b>						
TOTAL	\$58,081	\$60,208	\$39,111	\$20,532	\$27,309	\$13,290
Prior to 1966	\$57,664	\$59,827	\$38,097	\$27,198	\$38,040	\$17,239
1966-70	\$67,768	\$71,460	\$50,226	\$27,704	\$40,551	\$18,396
1971-75	\$58,887	\$61,157	\$41,982	\$22,583	\$28,181	\$14,757
1976-80	\$52,927	\$54,012	\$38,712	\$23,023	\$28,443	\$15,073
1981-85	\$48,283	\$51,643	\$28,809	\$23,185	\$28,631	\$15,032
1986-91	\$42,873	\$46,521	\$15,412	\$14,533	\$19,904	\$8,193
<b>CENTRAL&amp; S. AMERICA</b>						
TOTAL	\$46,219	\$47,235	\$23,883	\$18,630	\$21,627	\$13,262
Prior to 1966	\$48,341	\$53,503	\$21,467	\$25,995	\$38,191	\$15,346
1966-70	\$57,276	\$58,432	\$23,006	\$30,382	\$31,994	\$19,150
1971-75	\$50,517	\$50,936	\$46,268	\$24,495	\$30,786	\$14,498
1976-80	\$40,854	\$42,100	\$33,950	\$22,836	\$28,751	\$16,051
1981-85	\$42,346	\$43,125	\$17,162	\$20,856	\$22,679	\$15,725
1986-91	\$36,232	\$36,691	\$15,116	\$14,166	\$16,339	\$9,800
<b>CARIBBEANAND BERMUDA</b>						
TOTAL	\$46,303	\$47,968	\$27,916	\$17,260	\$19,975	\$12,086
Prior to 1966	\$55,943	\$63,569	\$29,435	\$25,289	\$35,661	\$17,867
1966-70	\$55,308	\$57,542	\$35,112	\$25,688	\$30,461	\$20,519
1971-75	\$44,673	\$45,690	\$31,588	\$19,013	\$22,325	\$11,023
1976-80	\$44,276	\$44,857	\$25,918	\$17,373	\$20,060	\$12,287
1981-85	\$37,387	\$38,918	\$11,994	\$15,547	\$17,372	\$8,593
1986-91	\$33,410	\$37,806	\$10,109	\$13,577	\$15,453	\$10,387
<b>ALL OTHER</b>						
TOTAL	\$53,813	\$57,196	\$32,098	\$25,396	\$34,451	\$18,327
Prior to 1966	\$47,837	\$56,555	\$28,572	\$22,994	\$39,363	\$16,949
1966-70	\$68,881	\$72,016	\$24,135	\$27,032	\$44,248	\$22,237
1971-75	\$58,014	\$62,507	\$47,046	\$25,708	\$34,979	\$19,383
1976-80	\$61,613	\$64,422	\$45,103	\$25,292	\$26,638	\$19,929
1981-85	\$51,862	\$53,558	\$25,205	\$23,973	\$37,892	\$19,109
1986-91	\$53,076	\$57,904	\$36,986	\$22,950	\$31,940	\$11,703

Source: 1991 Census of Canada custom tabulations



**Table A12.3**  
**Median Income by Immigrant Status, Place of Birth, Tenure and Family Type**  
**Toronto, 1991**

	Median Income					
	Owners			Renters		
	<u>All</u>	<u>Family</u>	<u>Non- Family</u>	<u>All</u>	<u>Family</u>	<u>Non- Family</u>
TOTAL	\$63,841	\$68,133	\$35,566	\$33,646	\$41,586	\$26,619
Non- immigrants	\$67,466	\$72,951	\$39,222	\$36,495	\$47,135	\$29,299
All Immigrants	\$60,000	\$63,920	\$30,780	\$30,920	\$36,527	\$21,931
Europe	\$59,115	\$63,163	\$26,122	\$30,027	\$39,904	\$19,865
Asia	\$61,227	\$62,879	\$38,258	\$30,437	\$34,546	\$21,498
South- east Asia	\$69,296	\$70,609	\$47,808	\$34,536	\$39,191	\$25,757
Rest of Asia	\$59,581	\$61,263	\$36,642	\$28,748	\$32,734	\$19,030
Africa	\$71,391	\$72,714	\$49,553	\$30,286	\$36,058	\$22,857
Central & S. America	\$62,677	\$63,744	\$41,529	\$30,821	\$34,679	\$21,326
Caribbean & Bermuda	\$61,621	\$64,242	\$35,906	\$27,507	\$30,694	\$22,540
All Other Imm.	\$67,629	\$73,131	\$39,366	\$36,561	\$47,198	\$29,338
TOTAL	\$63,841	\$68,133	\$35,566	\$33,646	\$41,586	\$26,619
Non- immigrants	\$67,466	\$72,951	\$39,222	\$36,495	\$47,135	\$29,299
All Immigrants	\$60,000	\$63,920	\$30,780	\$30,920	\$36,527	\$21,931
Prior to 1966	\$57,718	\$63,418	\$24,956	\$27,518	\$42,678	\$17,894
1966- 70	\$65,998	\$68,244	\$39,473	\$35,105	\$43,558	\$26,712
1971- 75	\$63,964	\$65,140	\$42,036	\$31,960	\$37,737	\$23,992
1976- 80	\$63,414	\$64,838	\$38,219	\$31,564	\$36,791	\$21,745
1981- 85	\$60,803	\$62,325	\$33,071	\$31,394	\$35,945	\$22,106
1986- 91	\$51,325	\$52,503	\$35,235	\$27,717	\$30,916	\$20,636
EUROPE						
TOTAL	\$59,115	\$63,163	\$26,122	\$30,027	\$39,904	\$19,865
Prior to 1966	\$56,810	\$62,554	\$23,549	\$26,952	\$42,300	\$17,211
1966- 70	\$63,491	\$65,246	\$36,894	\$36,161	\$45,744	\$25,952
1971- 75	\$60,529	\$61,429	\$37,678	\$34,068	\$41,330	\$25,200
1976- 80	\$64,426	\$65,461	\$39,655	\$32,957	\$41,253	\$21,626
1981- 86	\$61,322	\$63,230	\$33,980	\$34,684	\$40,862	\$24,288
1986- 91	\$57,457	\$59,176	\$33,014	\$27,497	\$31,449	\$19,321
ASIA						
TOTAL	\$61,227	\$62,879	\$38,258	\$30,437	\$34,546	\$21,498
Prior to 1966	\$67,785	\$72,014	\$37,046	\$26,120	\$43,087	\$18,077
1966- 70	\$73,074	\$76,175	\$41,593	\$35,828	\$47,004	\$26,016
1971- 75	\$66,673	\$67,989	\$44,648	\$33,851	\$40,891	\$21,482
1976- 80	\$61,876	\$63,271	\$38,806	\$32,550	\$37,467	\$18,541
1981- 85	\$60,224	\$61,574	\$31,083	\$32,009	\$36,017	\$20,989
1986- 91	\$47,880	\$49,107	\$33,849	\$28,007	\$30,643	\$21,891
SE ASIA						
TOTAL	\$69,296	\$70,609	\$47,808	\$34,536	\$39,191	\$25,757
Prior to 1966	\$65,934	\$76,632	\$37,176	\$33,206	\$71,344	\$26,504
1966- 70	\$76,404	\$79,943	\$46,104	\$42,486	\$51,733	\$32,289
1971- 75	\$76,851	\$77,498	\$51,166	\$40,786	\$49,793	\$28,914
1976- 80	\$66,656	\$67,348	\$46,344	\$38,727	\$43,219	\$25,490
1981- 85	\$67,586	\$68,292	\$34,160	\$33,485	\$36,219	\$23,968
1986- 91	\$57,573	\$57,831	\$56,346	\$31,388	\$35,699	\$24,944

*Continued on next page...*

	Median Income					
	Owners			Renters		
	<u>All</u>	<u>Family</u>	<u>Non- Family</u>	<u>All</u>	<u>Family</u>	<u>Non- Family</u>
<b>REST OF ASIA</b>						
TOTAL	\$59,581	\$61,263	\$36,642	\$28,748	\$32,734	\$19,030
Prior to 1966	\$67,895	\$71,798	\$36,845	\$25,268	\$41,115	\$17,621
1966- 70	\$72,492	\$75,512	\$39,769	\$34,883	\$45,289	\$22,319
1971- 75	\$63,998	\$65,024	\$43,620	\$31,816	\$38,412	\$17,910
1976- 80	\$59,905	\$61,290	\$37,087	\$27,042	\$33,549	\$14,700
1981- 85	\$58,160	\$59,777	\$30,594	\$30,982	\$35,873	\$17,859
1986- 91	\$46,640	\$47,898	\$31,470	\$26,400	\$29,316	\$20,511
<b>AFRICA</b>						
TOTAL	\$71,391	\$72,714	\$49,553	\$30,286	\$36,058	\$22,857
Prior to 1966	\$84,023	\$85,623	\$53,164	\$35,917	\$49,810	\$25,727
1966- 70	\$81,841	\$85,526	\$61,753	\$36,595	\$49,999	\$28,573
1971- 75	\$68,805	\$69,349	\$54,250	\$36,095	\$41,039	\$28,263
1976- 80	\$70,862	\$72,360	\$32,648	\$37,476	\$44,151	\$25,433
1981- 85	\$71,158	\$74,685	\$31,858	\$29,871	\$36,031	\$22,351
1986- 91	\$60,480	\$61,159	\$47,383	\$24,429	\$29,969	\$18,745
<b>CENTRAL &amp; S. AMERICA</b>						
TOTAL	\$62,677	\$63,744	\$41,529	\$30,821	\$34,679	\$21,326
Prior to 1966	\$65,569	\$69,605	\$47,009	\$32,035	\$49,845	\$22,491
1966- 70	\$69,389	\$72,408	\$36,423	\$32,976	\$41,984	\$27,397
1971- 75	\$64,460	\$64,965	\$43,827	\$30,433	\$34,952	\$21,239
1976- 80	\$60,644	\$61,506	\$38,835	\$32,258	\$38,232	\$19,309
1981- 85	\$57,306	\$57,750	\$47,524	\$30,790	\$34,120	\$18,190
1986- 91	\$54,035	\$54,800	\$31,988	\$30,087	\$32,580	\$20,327
<b>CARIBBEAN AND BERMUDA</b>						
TOTAL	\$61,621	\$64,242	\$35,906	\$27,507	\$30,694	\$22,540
Prior to 1966	\$61,645	\$70,461	\$33,784	\$27,607	\$39,258	\$21,071
1966- 70	\$64,903	\$67,477	\$39,417	\$31,325	\$35,407	\$25,844
1971- 75	\$61,248	\$63,026	\$38,060	\$28,292	\$31,645	\$22,307
1976- 80	\$61,855	\$63,831	\$33,187	\$25,818	\$27,445	\$22,535
1981- 85	\$54,441	\$56,155	\$37,775	\$25,068	\$27,808	\$21,551
1986- 91	\$55,410	\$57,304	\$37,397	\$26,012	\$27,981	\$21,033
<b>ALL OTHER</b>						
TOTAL	\$67,629	\$73,131	\$39,366	\$36,561	\$47,198	\$29,338
Prior to 1966	\$64,045	\$74,329	\$38,290	\$35,160	\$54,857	\$27,326
1966- 70	\$81,899	\$88,696	\$48,218	\$41,263	\$50,381	\$33,195
1971- 75	\$78,224	\$82,992	\$58,533	\$41,486	\$47,952	\$30,533
1976- 80	\$68,950	\$71,598	\$44,598	\$39,996	\$44,383	\$32,268
1981- 85	\$75,187	\$80,862	\$29,611	\$35,808	\$45,473	\$25,805
1986- 91	\$80,152	\$82,016	\$52,450	\$41,342	\$39,620	\$45,651

Source: 1991 Census of Canada custom tabulations

**Table A12.4**  
**Median Income by Immigrant Status, Place of Birth, Tenure and Household Type**  
**Vancouver, 1991**

	Median Income					
	Owners			Renters		
	<u>All</u>	<u>Family</u>	<u>Non- Family</u>	<u>All</u>	<u>Family</u>	<u>Non- Family</u>
TOTAL	\$54,605	\$60,395	\$29,111	\$28,585	\$37,770	\$21,633
Non- immigrants	\$56,187	\$62,476	\$30,892	\$29,698	\$39,706	\$23,161
All Immigrants	\$52,551	\$57,131	\$25,733	\$26,202	\$33,668	\$18,049
Europe	\$51,768	\$58,599	\$22,819	\$25,480	\$36,581	\$18,017
Asia	\$51,014	\$53,089	\$27,346	\$23,839	\$30,205	\$13,615
South- east Asia	\$56,728	\$59,568	\$30,161	\$28,712	\$32,785	\$20,473
Rest of Asia	\$49,897	\$51,928	\$26,508	\$20,520	\$28,207	\$11,118
Africa	\$63,324	\$66,761	\$34,134	\$28,811	\$36,462	\$20,004
Central & S. America	\$52,679	\$57,194	\$21,536	\$24,005	\$25,488	\$20,720
Caribbean & Bermuda	\$60,832	\$67,377	\$32,792	\$31,087	\$39,609	\$23,421
All Other Imm.	\$56,109	\$62,364	\$30,940	\$29,630	\$39,586	\$23,036
TOTAL	\$54,605	\$60,395	\$29,111	\$28,585	\$37,770	\$21,633
Non- immigrants	\$56,187	\$62,476	\$30,892	\$29,698	\$39,706	\$23,161
All Immigrants	\$52,551	\$57,131	\$25,733	\$26,202	\$33,668	\$18,049
Prior to 1966	\$49,077	\$57,465	\$21,743	\$21,266	\$35,888	\$14,804
1966- 70	\$59,893	\$63,541	\$32,711	\$31,215	\$39,854	\$24,868
1971- 75	\$59,927	\$62,233	\$34,016	\$30,349	\$38,864	\$20,305
1976- 80	\$55,872	\$57,995	\$29,084	\$28,846	\$35,218	\$18,387
1981- 85	\$51,134	\$53,765	\$25,151	\$27,972	\$33,624	\$18,944
1986- 91	\$34,303	\$35,451	\$18,927	\$21,447	\$25,100	\$14,896
EUROPE						
TOTAL	\$51,768	\$58,599	\$22,819	\$25,480	\$36,581	\$18,017
Prior to 1966	\$47,547	\$55,996	\$21,075	\$21,354	\$35,704	\$15,027
1966- 70	\$58,538	\$62,054	\$31,041	\$32,920	\$41,349	\$26,039
1971- 75	\$61,333	\$64,896	\$33,169	\$31,667	\$39,706	\$23,196
1976- 80	\$59,780	\$64,036	\$27,949	\$30,976	\$39,575	\$20,238
1981- 86	\$56,760	\$61,180	\$25,823	\$30,967	\$38,696	\$20,910
1986- 91	\$45,249	\$49,698	\$14,143	\$23,716	\$27,488	\$18,765
ASIA						
TOTAL	\$51,014	\$53,089	\$27,346	\$23,839	\$30,205	\$13,615
Prior to 1966	\$61,457	\$65,328	\$25,872	\$16,409	\$32,660	\$12,110
1966- 70	\$60,870	\$64,343	\$31,316	\$26,577	\$38,865	\$13,928
1971- 75	\$58,618	\$60,546	\$32,292	\$30,299	\$38,161	\$14,418
1976- 80	\$53,712	\$55,256	\$26,935	\$26,165	\$33,737	\$14,580
1981- 85	\$48,848	\$51,132	\$24,678	\$25,683	\$30,840	\$13,845
1986- 91	\$31,971	\$32,798	\$19,206	\$19,820	\$23,576	\$13,652
SE ASIA						
TOTAL	\$56,728	\$59,568	\$30,161	\$28,712	\$32,785	\$20,473
Prior to 1966	\$62,296	\$68,391	\$38,280	\$21,510	\$31,420	\$21,109
1966- 70	\$62,595	\$67,849	\$27,932	\$29,733	\$39,579	\$21,013
1971- 75	\$67,553	\$69,814	\$35,031	\$35,822	\$45,045	\$22,619
1976- 80	\$57,803	\$60,158	\$27,796	\$31,336	\$35,018	\$20,535
1981- 85	\$55,609	\$57,214	\$26,828	\$28,890	\$31,679	\$20,404
1986- 91	\$39,215	\$39,475	\$28,012	\$25,310	\$30,128	\$18,301

*Continued on next page...*

	Median Income					
	Owners			Renters		
	All	Family	Non- Family	All	Family	Non- Family
<b>REST OF ASIA</b>						
TOTAL	\$49,897	\$51,928	\$26,508	\$20,520	\$28,207	\$11,118
Prior to 1966	\$61,381	\$65,126	\$24,824	\$16,125	\$32,941	\$11,096
1966- 70	\$60,571	\$63,736	\$33,060	\$24,791	\$38,750	\$13,010
1971- 75	\$57,098	\$58,809	\$32,041	\$28,450	\$35,674	\$13,151
1976- 80	\$52,095	\$53,605	\$26,833	\$22,075	\$32,694	\$10,208
1981- 85	\$47,101	\$49,143	\$24,628	\$23,327	\$30,184	\$9,938
1986- 91	\$30,826	\$31,760	\$18,879	\$16,327	\$20,092	\$10,571
<b>AFRICA</b>						
TOTAL	\$63,324	\$66,761	\$34,134	\$28,811	\$36,462	\$20,004
Prior to 1966	\$69,446	\$76,174	\$37,166	\$37,064	\$49,071	\$26,933
1966- 70	\$62,214	\$71,319	\$37,530	\$33,391	\$39,037	\$24,514
1971- 75	\$63,149	\$64,474	\$32,403	\$29,188	\$39,231	\$15,218
1976- 80	\$73,024	\$78,618	\$30,026	\$30,321	\$38,661	\$19,723
1981- 85	\$45,958	\$57,372	\$38,914	\$30,182	\$39,900	\$23,254
1986- 91	\$56,271	\$58,876	\$13,821	\$24,805	\$27,551	\$16,953
<b>CENTRAL &amp; S. AMERICA</b>						
TOTAL	\$52,679	\$57,194	\$21,536	\$24,005	\$25,488	\$20,720
Prior to 1966	\$55,191	\$58,911	\$11,134	\$26,132	\$33,386	\$14,938
1966- 70	\$61,882	\$63,693	\$36,794	\$38,274	\$43,345	\$33,969
1971- 75	\$56,122	\$58,321	\$23,981	\$29,404	\$36,965	\$24,716
1976- 80	\$52,750	\$57,322	\$29,286	\$27,751	\$27,834	\$24,387
1981- 85	\$45,833	\$51,129	\$1,390	\$22,630	\$27,217	\$17,588
1986- 91	\$40,704	\$45,265	\$1,209	\$17,165	\$18,224	\$8,955
<b>CARIBBEAN AND BERMUDA</b>						
TOTAL	\$60,832	\$67,377	\$32,792	\$31,087	\$39,609	\$23,421
Prior to 1966	\$64,602	\$74,503	\$27,151	\$30,475	\$53,291	\$22,602
1966- 70	\$58,181	\$61,393	\$42,068	\$30,735	\$40,466	\$26,935
1971- 75	\$68,121	\$72,771	\$28,631	\$33,223	\$42,675	\$23,154
1976- 80	\$43,986	\$58,289	\$31,558	\$35,367	\$37,929	\$33,869
1981- 85	\$59,893	\$48,367	\$0	\$28,702	\$34,847	\$14,136
1986- 91	\$42,966	\$36,702	\$0	\$24,942	\$31,749	\$9,847
<b>ALL OTHER</b>						
TOTAL	\$56,109	\$62,364	\$30,940	\$29,630	\$39,586	\$23,036
Prior to 1966	\$43,876	\$54,123	\$26,218	\$20,255	\$40,250	\$13,840
1966- 70	\$64,557	\$67,966	\$37,767	\$28,618	\$35,944	\$25,022
1971- 75	\$59,236	\$61,855	\$39,819	\$28,853	\$37,481	\$21,682
1976- 80	\$52,300	\$53,937	\$43,797	\$27,987	\$35,874	\$18,747
1981- 85	\$53,757	\$55,081	\$26,889	\$32,414	\$38,016	\$26,758
1986- 91	\$47,773	\$47,785	\$44,961	\$31,405	\$33,904	\$25,193

Source: 1991 Census of Canada custom tabulation

**Table A13.1 (Canada – Owners and Renters)  
Dwelling Type Choices by Period of Immigration, Tenure and Age of Household Maintainer  
For Total Households  
Canada, 1991**

*Tenure: Owners and Renters*

	Age:		All		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	57.0%	27.6%	13.6%	1.8%	100.0%
Non-immigrants	58.0%	26.8%	13.2%	2.0%	100.0%
All Immigrants	53.1%	31.1%	15.2%	0.7%	100.0%
Prior to 1966	63.0%	24.4%	11.7%	0.9%	100.0%
1966-70	57.7%	25.2%	16.6%	0.6%	100.0%
1971-75	52.3%	28.9%	18.3%	0.5%	100.0%
1976-80	45.7%	34.8%	19.0%	0.5%	100.0%
1981-85	37.6%	42.8%	19.3%	0.4%	100.0%
1986-91	25.2%	56.4%	18.2%	0.2%	100.0%

	Age:		15- 24		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	20.8%	58.2%	18.7%	2.4%	100.0%
Non-immigrants	21.4%	57.2%	18.9%	2.5%	100.0%
All Immigrants	14.9%	67.4%	16.8%	0.8%	100.0%
Prior to 1966	NA	NA	NA	NA	NA
1966-70	21.8%	55.6%	20.6%	2.0%	100.0%
1971-75	19.5%	61.0%	18.4%	1.1%	100.0%
1976-80	17.8%	64.0%	17.1%	1.1%	100.0%
1981-85	12.2%	69.5%	17.7%	0.6%	100.0%
1986-91	10.3%	74.7%	14.6%	0.3%	100.0%

	Age:		25- 34		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	46.5%	33.4%	17.7%	2.4%	100.0%
Non-immigrants	48.7%	31.3%	17.4%	2.7%	100.0%
All Immigrants	31.8%	47.9%	19.7%	0.6%	100.0%
Prior to 1966	50.4%	30.1%	18.6%	0.9%	100.0%
1966-70	41.6%	36.9%	20.7%	0.8%	100.0%
1971-75	38.7%	39.7%	20.6%	1.0%	100.0%
1976-80	36.6%	41.0%	21.8%	0.6%	100.0%
1981-85	30.1%	47.8%	21.7%	0.4%	100.0%
1986-91	18.0%	64.6%	17.3%	0.2%	100.0%

	Age:		35- 44		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	63.4%	20.6%	14.4%	1.6%	100.0%
Non-immigrants	65.5%	19.0%	13.7%	1.8%	100.0%
All Immigrants	55.1%	26.9%	17.6%	0.4%	100.0%
Prior to 1966	69.1%	16.7%	13.5%	0.7%	100.0%
1966-70	62.7%	20.1%	16.8%	0.4%	100.0%
1971-75	59.5%	22.3%	17.9%	0.3%	100.0%
1976-80	54.1%	25.8%	19.7%	0.4%	100.0%
1981-85	45.0%	34.4%	20.3%	0.3%	100.0%
1986-91	29.9%	49.5%	20.5%	0.1%	100.0%

... cont'd. on next page

	Age: 45–54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	66.5%	19.5%	12.5%	1.5%	100.0%
Non-immigrants	67.9%	18.8%	11.4%	1.9%	100.0%
All Immigrants	62.5%	21.4%	15.7%	0.4%	100.0%
Prior to 1966	69.7%	16.5%	13.1%	0.6%	100.0%
1966–70	65.2%	19.2%	15.3%	0.4%	100.0%
1971–75	58.2%	22.7%	18.8%	0.4%	100.0%
1976–80	55.8%	25.8%	18.1%	0.4%	100.0%
1981–85	50.2%	31.6%	17.9%	0.3%	100.0%
1986–91	37.6%	42.2%	20.0%	0.1%	100.0%

	Age: 55–64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	64.7%	22.5%	11.2%	1.6%	100.0%
Non-immigrants	65.6%	22.3%	10.2%	1.9%	100.0%
All Immigrants	61.9%	23.2%	14.1%	0.8%	100.0%
Prior to 1966	67.0%	19.8%	12.4%	0.8%	100.0%
1966–70	58.9%	23.3%	17.2%	0.7%	100.0%
1971–75	51.1%	28.5%	19.9%	0.6%	100.0%
1976–80	45.9%	35.3%	18.3%	0.5%	100.0%
1981–85	41.1%	40.6%	17.8%	0.4%	100.0%
1986–91	37.9%	44.8%	16.9%	0.4%	100.0%

	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	56.1%	33.3%	9.2%	1.4%	100.0%
Non-immigrants	57.1%	32.4%	8.9%	1.6%	100.0%
All Immigrants	52.8%	36.1%	10.1%	1.1%	100.0%
Prior to 1966	56.8%	32.5%	9.6%	1.1%	100.0%
1966–70	44.4%	41.4%	13.2%	1.0%	100.0%
1971–75	35.6%	51.0%	12.6%	0.8%	100.0%
1976–80	27.3%	60.0%	12.1%	0.7%	100.0%
1981–85	26.7%	60.9%	11.7%	0.6%	100.0%
1986–91	30.6%	57.4%	10.7%	1.4%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A13.1 (Canada - Owners)**  
**Dwelling Type Choices by Period of Immigration, Tenure and Age of Household Maintainer**  
**For Total Households**  
**Canada, 1991**

<i>Tenure: Owners</i>					
	Age:		All		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	81.4%	6.0%	10.2%	2.4%	100.0%
Non-immigrants	83.1%	5.1%	8.9%	2.8%	100.0%
All Immigrants	75.1%	9.2%	14.8%	0.9%	100.0%
Prior to 1966	78.5%	9.1%	11.2%	1.1%	100.0%
1966- 70	75.1%	8.2%	15.9%	0.7%	100.0%
1971- 75	72.9%	8.3%	18.2%	0.6%	100.0%
1976- 80	70.0%	9.4%	19.9%	0.7%	100.0%
1981- 85	66.4%	10.8%	22.3%	0.6%	100.0%
1986- 91	63.3%	13.6%	22.6%	0.5%	100.0%

	Age:		15- 24		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	64.5%	11.0%	13.8%	10.7%	100.0%
Non-immigrants	65.9%	9.9%	12.6%	11.5%	100.0%
All Immigrants	51.4%	20.7%	24.5%	3.4%	100.0%
Prior to 1966	NA	NA	NA	NA	NA
1966- 70	53.0%	15.7%	23.8%	7.6%	100.0%
1971- 75	58.5%	14.3%	23.4%	3.8%	100.0%
1976- 80	52.8%	23.2%	19.6%	4.4%	100.0%
1981- 85	47.6%	22.4%	27.6%	2.4%	100.0%
1986- 91	45.7%	25.6%	27.8%	0.9%	100.0%

	Age:		25- 34		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	78.0%	5.2%	12.7%	4.1%	100.0%
Non-immigrants	79.5%	4.6%	11.4%	4.4%	100.0%
All Immigrants	65.3%	10.5%	23.2%	1.0%	100.0%
Prior to 1966	77.0%	6.9%	15.0%	1.1%	100.0%
1966- 70	72.1%	7.6%	19.0%	1.3%	100.0%
1971- 75	67.3%	9.9%	21.2%	1.6%	100.0%
1976- 80	63.4%	10.3%	25.2%	1.1%	100.0%
1981- 85	59.5%	10.9%	28.9%	0.7%	100.0%
1986- 91	56.5%	15.9%	27.2%	0.4%	100.0%

	Age:		35- 44		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	83.5%	4.1%	10.4%	2.0%	100.0%
Non-immigrants	85.2%	3.5%	9.1%	2.3%	100.0%
All Immigrants	76.7%	6.7%	16.1%	0.5%	100.0%
Prior to 1966	83.7%	4.8%	10.7%	0.8%	100.0%
1966- 70	77.4%	6.9%	15.2%	0.5%	100.0%
1971- 75	76.5%	6.6%	16.6%	0.4%	100.0%
1976- 80	73.9%	7.1%	18.6%	0.4%	100.0%
1981- 85	70.5%	7.9%	21.2%	0.4%	100.0%
1986- 91	65.9%	10.9%	23.0%	0.2%	100.0%

... cont'd. on next page

	Age: 45- 54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	82.8%	5.3%	10.2%	1.8%	100.0%
Non- immigrants	84.7%	4.5%	8.5%	2.3%	100.0%
All Immigrants	77.0%	7.6%	14.9%	0.5%	100.0%
Prior to 1966	80.1%	7.0%	12.2%	0.7%	100.0%
1966- 70	77.7%	7.3%	14.7%	0.4%	100.0%
1971- 75	73.2%	7.9%	18.5%	0.4%	100.0%
1976- 80	73.3%	8.3%	18.0%	0.4%	100.0%
1981- 85	71.5%	10.3%	17.8%	0.4%	100.0%
1986- 91	69.6%	10.7%	19.6%	0.2%	100.0%

	Age: 55- 64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	81.3%	7.0%	9.7%	2.0%	100.0%
Non- immigrants	83.4%	5.9%	8.2%	2.4%	100.0%
All Immigrants	75.2%	9.8%	14.1%	0.9%	100.0%
Prior to 1966	77.6%	9.3%	12.2%	0.9%	100.0%
1966- 70	71.5%	9.9%	17.7%	0.8%	100.0%
1971- 75	67.3%	10.9%	21.0%	0.7%	100.0%
1976- 80	65.4%	13.2%	20.6%	0.8%	100.0%
1981- 85	66.3%	13.3%	19.8%	0.5%	100.0%
1986- 91	67.2%	14.8%	17.1%	0.9%	100.0%

	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	81.1%	8.8%	8.1%	2.1%	100.0%
Non- immigrants	82.9%	7.7%	7.2%	2.2%	100.0%
All Immigrants	75.4%	12.2%	10.9%	1.5%	100.0%
Prior to 1966	76.9%	11.6%	10.0%	1.5%	100.0%
1966- 70	68.6%	13.6%	16.3%	1.5%	100.0%
1971- 75	66.2%	14.9%	17.3%	1.6%	100.0%
1976- 80	62.2%	18.5%	17.7%	1.6%	100.0%
1981- 85	61.3%	21.1%	16.1%	1.5%	100.0%
1986- 91	61.4%	22.6%	13.0%	3.1%	100.0%

Source: 1991 Census of Canada custom tabulations



**Table A13.1 (Canada - Renters)**  
**Dwelling Type Choices by Period of Immigration, Tenure and Age of Household Maintainer**  
**For Total Households**  
**Canada, 1991**

*Tenure: Renters*

	Age:		All		Movable %	Total %
	Single %	Apartments %	Other Mult. %	Other Mult. %		
<b>TOTAL</b>	15.4%	64.6%	19.3%		0.7%	100.0%
Non-immigrants	16.6%	62.5%	20.1%		0.8%	100.0%
All Immigrants	10.3%	73.5%	15.9%		0.2%	100.0%
Prior to 1966	11.5%	75.1%	13.0%		0.3%	100.0%
1966-70	12.8%	68.7%	18.2%		0.3%	100.0%
1971-75	11.6%	69.6%	18.5%		0.2%	100.0%
1976-80	10.0%	72.1%	17.7%		0.2%	100.0%
1981-85	8.3%	75.2%	16.3%		0.2%	100.0%
1986-91	7.9%	75.8%	16.2%		0.1%	100.0%

	Age:		15- 24		Movable %	Total %
	Single %	Apartments %	Other Mult. %	Other Mult. %		
<b>TOTAL</b>	13.9%	65.6%	19.4%		1.1%	100.0%
Non-immigrants	14.5%	64.6%	19.8%		1.1%	100.0%
All Immigrants	8.9%	75.2%	15.6%		0.4%	100.0%
Prior to 1966	NA	NA	NA		NA	NA
1966-70	13.2%	66.8%	19.6%		0.4%	100.0%
1971-75	12.6%	69.3%	17.5%		0.6%	100.0%
1976-80	10.8%	72.2%	16.6%		0.4%	100.0%
1981-85	5.5%	78.3%	15.9%		0.4%	100.0%
1986-91	6.4%	80.1%	13.2%		0.3%	100.0%

	Age:		25- 34		Movable %	Total %
	Single %	Apartments %	Other Mult. %	Other Mult. %		
<b>TOTAL</b>	17.9%	59.0%	22.3%		0.9%	100.0%
Non-immigrants	19.4%	56.6%	23.1%		1.0%	100.0%
All Immigrants	9.8%	72.5%	17.4%		0.3%	100.0%
Prior to 1966	17.1%	59.1%	23.1%		0.8%	100.0%
1966-70	14.1%	63.4%	22.2%		0.4%	100.0%
1971-75	12.6%	66.9%	20.0%		0.5%	100.0%
1976-80	10.5%	70.8%	18.4%		0.2%	100.0%
1981-85	8.2%	75.3%	16.3%		0.3%	100.0%
1986-91	7.0%	78.4%	14.5%		0.1%	100.0%

	Age:		35- 44		Movable %	Total %
	Single %	Apartments %	Other Mult. %	Other Mult. %		
<b>TOTAL</b>	19.6%	56.5%	23.3%		0.7%	100.0%
Non-immigrants	21.5%	53.8%	24.0%		0.8%	100.0%
All Immigrants	12.8%	66.4%	20.7%		0.2%	100.0%
Prior to 1966	21.1%	55.9%	22.7%		0.3%	100.0%
1966-70	16.6%	61.5%	21.6%		0.2%	100.0%
1971-75	13.7%	64.9%	21.3%		0.1%	100.0%
1976-80	11.4%	66.1%	22.2%		0.3%	100.0%
1981-85	9.4%	71.4%	19.1%		0.1%	100.0%
1986-91	8.5%	72.5%	19.0%		0.1%	100.0%

... cont'd on next page

	Age: 45– 54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	16.9%	62.8%	19.7%	0.6%	100.0%
Non- immigrants	17.8%	61.5%	20.1%	0.7%	100.0%
All Immigrants	14.1%	67.1%	18.5%	0.2%	100.0%
Prior to 1966	18.7%	63.4%	17.5%	0.4%	100.0%
1966– 70	13.3%	68.5%	17.9%	0.3%	100.0%
1971– 75	12.2%	68.0%	19.6%	0.1%	100.0%
1976– 80	12.1%	69.5%	18.1%	0.2%	100.0%
1981– 85	11.8%	70.0%	18.1%	0.0%	100.0%
1986– 91	11.5%	68.0%	20.4%	0.1%	100.0%

	Age: 55– 64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	12.7%	71.2%	15.7%	0.5%	100.0%
Non- immigrants	13.3%	70.2%	16.0%	0.5%	100.0%
All Immigrants	10.4%	75.1%	14.3%	0.2%	100.0%
Prior to 1966	11.5%	74.8%	13.3%	0.3%	100.0%
1966– 70	10.0%	75.0%	14.9%	0.2%	100.0%
1971– 75	8.0%	74.9%	16.9%	0.2%	100.0%
1976– 80	8.0%	78.3%	13.8%	0.0%	100.0%
1981– 85	8.7%	75.7%	15.2%	0.3%	100.0%
1986– 91	9.8%	73.6%	16.5%	0.0%	100.0%

	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	7.8%	80.7%	11.3%	0.2%	100.0%
Non- immigrants	8.2%	79.4%	12.2%	0.3%	100.0%
All Immigrants	6.4%	84.9%	8.5%	0.2%	100.0%
Prior to 1966	6.9%	84.4%	8.4%	0.2%	100.0%
1966– 70	6.0%	85.5%	8.3%	0.2%	100.0%
1971– 75	4.8%	87.3%	7.9%	0.0%	100.0%
1976– 80	4.3%	87.1%	8.4%	0.1%	100.0%
1981– 85	4.7%	86.3%	9.0%	0.0%	100.0%
1986– 91	7.3%	83.6%	8.9%	0.2%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A13.2 (Montreal – Owners and Renters)  
Dwelling Type Choices by Period of Immigration, Tenure and Age of Household Maintainer  
For Total Households  
Montreal, 1991**

*Tenure: Owners and Renters*

	Age:		All		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	30.1%	57.5%	12.2%	0.2%	100.0%
Non-immigrants	31.5%	56.5%	11.7%	0.3%	100.0%
All Immigrants	24.5%	61.2%	14.2%	0.0%	100.0%
Prior to 1966	29.9%	55.0%	15.0%	0.1%	100.0%
1966– 70	31.1%	52.3%	16.6%	0.0%	100.0%
1971– 75	27.4%	55.4%	17.2%	0.0%	100.0%
1976– 80	22.1%	62.6%	15.3%	0.1%	100.0%
1981– 85	15.6%	71.0%	13.3%	0.0%	100.0%
1986– 91	8.8%	83.8%	7.4%	0.0%	100.0%

	Age:		15– 24		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	6.5%	85.5%	7.9%	0.1%	100.0%
Non-immigrants	7.0%	84.7%	8.1%	0.1%	100.0%
All Immigrants	2.7%	91.4%	5.8%	0.1%	100.0%
Prior to 1966	NA	NA	NA	NA	NA
1966– 70	5.3%	86.7%	5.3%	2.7%	100.0%
1971– 75	2.5%	89.6%	8.0%	0.0%	100.0%
1976– 80	4.0%	89.1%	7.0%	0.0%	100.0%
1981– 85	3.6%	91.4%	5.1%	0.0%	100.0%
1986– 91	1.5%	93.8%	4.8%	0.0%	100.0%

	Age:		25– 34		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	25.2%	63.1%	11.5%	0.2%	100.0%
Non-immigrants	27.1%	61.1%	11.6%	0.2%	100.0%
All Immigrants	13.1%	76.1%	10.7%	0.0%	100.0%
Prior to 1966	29.6%	56.7%	13.3%	0.4%	100.0%
1966– 70	21.6%	61.5%	16.9%	0.0%	100.0%
1971– 75	21.9%	64.8%	13.2%	0.0%	100.0%
1976– 80	16.0%	68.6%	15.3%	0.0%	100.0%
1981– 85	11.6%	76.2%	12.3%	0.0%	100.0%
1986– 91	5.3%	89.1%	5.7%	0.0%	100.0%

	Age:		35– 44		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	37.7%	48.3%	13.7%	0.2%	100.0%
Non-immigrants	40.1%	46.4%	13.2%	0.3%	100.0%
All Immigrants	28.6%	55.6%	15.7%	0.0%	100.0%
Prior to 1966	42.5%	41.4%	16.1%	0.1%	100.0%
1966– 70	34.2%	47.6%	18.2%	0.0%	100.0%
1971– 75	33.7%	48.1%	18.1%	0.0%	100.0%
1976– 80	28.0%	55.0%	16.9%	0.1%	100.0%
1981– 85	19.6%	62.9%	17.5%	0.0%	100.0%
1986– 91	11.5%	80.0%	8.5%	0.0%	100.0%

... cont'd. on next page

	Age: 45– 54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	39.4%	46.8%	13.5%	0.3%	100.0%
Non- immigrants	41.4%	45.7%	12.5%	0.4%	100.0%
All Immigrants	32.9%	50.3%	16.7%	0.0%	100.0%
Prior to 1966	37.5%	45.4%	17.1%	0.0%	100.0%
1966– 70	38.1%	44.8%	17.0%	0.0%	100.0%
1971– 75	30.1%	50.3%	19.7%	0.0%	100.0%
1976– 80	28.9%	55.1%	15.9%	0.0%	100.0%
1981– 85	21.9%	63.0%	15.1%	0.0%	100.0%
1986– 91	16.7%	73.0%	10.3%	0.0%	100.0%

	Age: 55– 64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	32.5%	54.4%	12.7%	0.4%	100.0%
Non- immigrants	33.9%	53.8%	11.8%	0.5%	100.0%
All Immigrants	28.2%	56.1%	15.6%	0.1%	100.0%
Prior to 1966	31.4%	52.5%	16.0%	0.1%	100.0%
1966– 70	28.4%	54.7%	16.9%	0.0%	100.0%
1971– 75	23.1%	58.8%	17.8%	0.3%	100.0%
1976– 80	19.3%	66.6%	14.1%	0.0%	100.0%
1981– 85	17.5%	74.3%	8.2%	0.0%	100.0%
1986– 91	13.8%	74.8%	11.4%	0.0%	100.0%

	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	20.9%	68.3%	10.6%	0.2%	100.0%
Non- immigrants	21.5%	68.2%	10.0%	0.2%	100.0%
All Immigrants	18.8%	68.7%	12.4%	0.1%	100.0%
Prior to 1966	21.1%	65.8%	13.0%	0.1%	100.0%
1966– 70	16.3%	71.9%	11.8%	0.0%	100.0%
1971– 75	10.7%	77.5%	11.8%	0.0%	100.0%
1976– 80	9.3%	79.2%	11.5%	0.0%	100.0%
1981– 85	9.3%	83.6%	7.1%	0.0%	100.0%
1986– 91	7.9%	85.4%	6.7%	0.0%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A13.2 (Montreal – Owners)**  
**Dwelling Type Choices by Period of Immigration, Tenure and Age of Household Maintainer**  
**For Total Households**  
**Montreal, 1991**

*Tenure: Owners*

	Age:		All		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	60.5%	22.7%	16.3%	0.5%	100.0%
Non-immigrants	65.1%	19.3%	15.0%	0.6%	100.0%
All Immigrants	44.5%	34.4%	21.1%	0.1%	100.0%
Prior to 1966	43.0%	38.3%	18.6%	0.1%	100.0%
1966–70	48.0%	31.1%	20.9%	0.0%	100.0%
1971–75	46.5%	28.6%	24.8%	0.1%	100.0%
1976–80	45.4%	29.5%	25.1%	0.0%	100.0%
1981–85	40.5%	31.6%	27.9%	0.0%	100.0%
1986–91	46.4%	33.1%	20.5%	0.0%	100.0%

	Age:		15– 24		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	52.7%	33.2%	13.2%	0.8%	100.0%
Non-immigrants	55.5%	31.4%	12.3%	0.8%	100.0%
All Immigrants	26.8%	50.5%	21.6%	1.0%	100.0%
Prior to 1966	NA	NA	NA	NA	NA
1966–70	31.3%	56.3%	0.0%	12.5%	100.0%
1971–75	38.5%	46.2%	15.4%	0.0%	100.0%
1976–80	20.0%	52.0%	28.0%	0.0%	100.0%
1981–85	35.3%	35.3%	29.4%	0.0%	100.0%
1986–91	19.2%	53.8%	26.9%	0.0%	100.0%

	Age:		25– 34		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	65.8%	17.4%	16.3%	0.5%	100.0%
Non-immigrants	68.1%	16.2%	15.2%	0.6%	100.0%
All Immigrants	45.5%	28.7%	25.7%	0.1%	100.0%
Prior to 1966	59.9%	21.0%	19.1%	0.0%	100.0%
1966–70	53.9%	19.6%	26.4%	0.0%	100.0%
1971–75	52.4%	24.8%	22.8%	0.0%	100.0%
1976–80	40.3%	30.1%	29.6%	0.0%	100.0%
1981–85	36.0%	32.7%	31.3%	0.0%	100.0%
1986–91	37.7%	40.6%	21.8%	0.0%	100.0%

	Age:		35– 44		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	65.8%	17.0%	16.8%	0.4%	100.0%
Non-immigrants	69.4%	14.9%	15.3%	0.5%	100.0%
All Immigrants	51.5%	25.7%	22.8%	0.0%	100.0%
Prior to 1966	58.4%	23.0%	18.6%	0.0%	100.0%
1966–70	48.9%	30.3%	20.8%	0.0%	100.0%
1971–75	50.9%	24.8%	24.3%	0.0%	100.0%
1976–80	49.8%	25.7%	24.5%	0.0%	100.0%
1981–85	41.7%	26.9%	31.3%	0.0%	100.0%
1986–91	53.0%	25.9%	21.0%	0.0%	100.0%

... cont'd. on next page

	Age: 45– 54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	62.3%	21.2%	16.1%	0.4%	100.0%
Non- Immigrants	67.4%	17.7%	14.3%	0.6%	100.0%
All Immigrants	47.7%	31.1%	21.2%	0.0%	100.0%
Prior to 1966	47.1%	33.5%	19.4%	0.0%	100.0%
1966– 70	51.1%	28.4%	20.4%	0.0%	100.0%
1971– 75	44.6%	29.8%	25.6%	0.0%	100.0%
1976– 80	46.8%	30.1%	23.1%	0.0%	100.0%
1981– 85	44.0%	32.0%	23.9%	0.0%	100.0%
1986– 91	50.2%	31.5%	18.3%	0.0%	100.0%

	Age: 55– 64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	54.7%	29.0%	15.7%	0.6%	100.0%
Non- Immigrants	60.7%	24.2%	14.3%	0.8%	100.0%
All Immigrants	40.1%	40.6%	19.3%	0.1%	100.0%
Prior to 1966	40.0%	41.7%	18.2%	0.1%	100.0%
1966– 70	41.7%	37.3%	20.7%	0.3%	100.0%
1971– 75	35.2%	39.0%	25.4%	0.5%	100.0%
1976– 80	39.4%	37.7%	22.9%	0.0%	100.0%
1981– 85	42.9%	42.1%	15.0%	0.0%	100.0%
1986– 91	46.1%	32.2%	21.7%	0.0%	100.0%

	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	49.1%	33.6%	16.8%	0.4%	100.0%
Non- Immigrants	54.2%	29.2%	16.0%	0.6%	100.0%
All Immigrants	36.1%	44.9%	18.9%	0.1%	100.0%
Prior to 1966	36.1%	45.4%	18.4%	0.1%	100.0%
1966– 70	37.0%	43.5%	19.5%	0.0%	100.0%
1971– 75	34.4%	38.3%	27.3%	0.0%	100.0%
1976– 80	34.0%	39.8%	26.2%	0.0%	100.0%
1981– 85	36.1%	42.2%	21.7%	0.0%	100.0%
1986– 91	35.6%	48.9%	15.6%	0.0%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A13.2 (Montreal - Renters)**  
**Dwelling Type Choices by Period of Immigration, Tenure and Age of Household Maintainer**  
**For Total Households**  
**Montreal, 1991**

*Tenure: Renters*

	Age:		All		Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	3.0%	88.4%	8.6%	0.0%	100.0%
Non-immigrants	3.2%	87.8%	9.0%	0.0%	100.0%
All Immigrants	2.0%	91.4%	6.6%	0.0%	100.0%
Prior to 1966	2.4%	90.0%	7.5%	0.0%	100.0%
1966-70	2.3%	88.4%	9.3%	0.0%	100.0%
1971-75	2.0%	91.0%	6.9%	0.0%	100.0%
1976-80	1.6%	91.6%	6.7%	0.1%	100.0%
1981-85	2.1%	92.5%	5.4%	0.0%	100.0%
1986-91	1.6%	93.6%	4.9%	0.0%	100.0%

	Age:		15- 24		Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	2.2%	90.3%	7.4%	0.1%	100.0%
Non-immigrants	2.4%	89.8%	7.7%	0.1%	100.0%
All Immigrants	0.8%	94.8%	4.5%	0.0%	100.0%
Prior to 1966	NA	NA	NA	NA	NA
1966-70	0.0%	96.6%	3.4%	0.0%	100.0%
1971-75	1.1%	91.6%	7.4%	0.0%	100.0%
1976-80	1.7%	94.4%	4.0%	0.0%	100.0%
1981-85	1.1%	95.6%	3.3%	0.0%	100.0%
1986-91	0.7%	95.4%	3.9%	0.0%	100.0%

	Age:		25- 34		Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	3.2%	87.8%	8.9%	0.0%	100.0%
Non-immigrants	3.5%	87.0%	9.5%	0.0%	100.0%
All Immigrants	1.8%	92.6%	5.5%	0.1%	100.0%
Prior to 1966	3.9%	87.1%	8.4%	0.6%	100.0%
1966-70	1.3%	87.7%	11.0%	0.0%	100.0%
1971-75	2.3%	90.8%	6.9%	0.0%	100.0%
1976-80	1.5%	91.6%	6.8%	0.0%	100.0%
1981-85	2.2%	92.8%	4.9%	0.0%	100.0%
1986-91	1.5%	94.7%	3.8%	0.0%	100.0%

	Age:		35- 44		Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	3.7%	86.2%	10.1%	0.1%	100.0%
Non-immigrants	4.1%	85.1%	10.8%	0.1%	100.0%
All Immigrants	2.1%	90.4%	7.4%	0.0%	100.0%
Prior to 1966	4.2%	85.6%	10.1%	0.0%	100.0%
1966-70	2.6%	84.8%	12.6%	0.0%	100.0%
1971-75	2.6%	90.4%	7.0%	0.0%	100.0%
1976-80	1.0%	91.4%	7.3%	0.2%	100.0%
1981-85	2.8%	90.3%	7.0%	0.0%	100.0%
1986-91	1.3%	93.3%	5.5%	0.0%	100.0%

... cont'd. on next page

	Age: 45– 54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	3.7%	86.7%	9.5%	0.0%	100.0%
Non- immigrants	3.9%	86.1%	10.0%	0.1%	100.0%
All Immigrants	3.1%	89.2%	7.7%	0.0%	100.0%
Prior to 1966	4.0%	87.1%	8.9%	0.0%	100.0%
1966– 70	3.9%	88.0%	8.2%	0.0%	100.0%
1971– 75	1.5%	90.5%	8.0%	0.0%	100.0%
1976– 80	3.2%	91.1%	5.7%	0.0%	100.0%
1981– 85	1.0%	92.3%	6.7%	0.0%	100.0%
1986– 91	3.4%	89.5%	7.1%	0.0%	100.0%

	Age: 55– 64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	2.7%	88.6%	8.7%	0.0%	100.0%
Non- immigrants	2.8%	88.2%	9.0%	0.0%	100.0%
All Immigrants	2.1%	90.2%	7.7%	0.0%	100.0%
Prior to 1966	2.5%	88.8%	8.7%	0.0%	100.0%
1966– 70	1.8%	89.0%	9.2%	0.0%	100.0%
1971– 75	2.4%	92.5%	5.1%	0.0%	100.0%
1976– 80	1.2%	92.6%	6.2%	0.0%	100.0%
1981– 85	1.4%	95.2%	3.3%	0.0%	100.0%
1986– 91	1.6%	90.7%	7.7%	0.0%	100.0%

	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	1.9%	91.7%	6.4%	0.0%	100.0%
Non- immigrants	2.0%	91.5%	6.4%	0.0%	100.0%
All Immigrants	1.5%	92.5%	5.9%	0.0%	100.0%
Prior to 1966	1.5%	92.5%	6.0%	0.0%	100.0%
1966– 70	1.2%	92.4%	6.4%	0.0%	100.0%
1971– 75	1.5%	92.9%	5.7%	0.0%	100.0%
1976– 80	2.0%	90.8%	7.2%	0.0%	100.0%
1981– 85	1.7%	95.3%	3.1%	0.0%	100.0%
1986– 91	1.4%	93.3%	5.3%	0.0%	100.0%

Source: 1991 Census of Canada custom tabulations



**Table A13.3 (Toronto- Owners and Renters)  
 Dwelling Type Choices by Period of Immigration, Tenure and Age of Household Maintainer  
 For Total Households  
 Toronto, 1991**

*Tenure: Owners and Renters*

	Age:		All		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	45.0%	37.1%	17.8%	0.1%	100.0%
Non-immigrants	45.6%	37.9%	16.5%	0.1%	100.0%
All Immigrants	44.4%	36.4%	19.2%	0.0%	100.0%
Prior to 1966	56.7%	26.4%	16.9%	0.0%	100.0%
1966- 70	51.8%	26.9%	21.3%	0.1%	100.0%
1971- 75	44.4%	34.0%	21.6%	0.0%	100.0%
1976- 80	36.3%	42.6%	21.1%	0.0%	100.0%
1981- 85	28.0%	51.9%	20.2%	0.0%	100.0%
1986- 91	21.2%	60.4%	18.3%	0.1%	100.0%

	Age:		15- 24		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	15.0%	66.2%	18.8%	0.1%	100.0%
Non-immigrants	16.6%	64.0%	19.4%	0.0%	100.0%
All Immigrants	11.6%	70.9%	17.4%	0.1%	100.0%
Prior to 1966	NA	NA	NA	NA	NA
1966- 70	19.3%	56.9%	23.8%	0.0%	100.0%
1971- 75	13.9%	64.9%	21.2%	0.0%	100.0%
1976- 80	12.4%	69.9%	17.7%	0.0%	100.0%
1981- 85	10.4%	71.5%	18.1%	0.0%	100.0%
1986- 91	9.8%	75.8%	14.4%	0.0%	100.0%

	Age:		25- 34		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	31.1%	49.2%	19.7%	0.1%	100.0%
Non-immigrants	34.3%	45.9%	19.7%	0.1%	100.0%
All Immigrants	25.0%	55.3%	19.6%	0.1%	100.0%
Prior to 1966	46.0%	33.9%	20.0%	0.1%	100.0%
1966- 70	35.1%	43.3%	21.4%	0.2%	100.0%
1971- 75	30.8%	47.4%	21.8%	0.0%	100.0%
1976- 80	28.0%	49.1%	23.0%	0.0%	100.0%
1981- 85	21.7%	58.0%	20.3%	0.1%	100.0%
1986- 91	15.6%	67.9%	16.5%	0.1%	100.0%

	Age:		35- 44		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	49.8%	30.7%	19.5%	0.0%	100.0%
Non-immigrants	52.7%	28.4%	18.8%	0.1%	100.0%
All Immigrants	46.8%	32.9%	20.2%	0.0%	100.0%
Prior to 1966	64.2%	19.7%	16.1%	0.0%	100.0%
1966- 70	57.7%	22.0%	20.3%	0.0%	100.0%
1971- 75	52.1%	27.6%	20.3%	0.0%	100.0%
1976- 80	44.8%	32.3%	22.8%	0.0%	100.0%
1981- 85	34.9%	42.9%	22.2%	0.0%	100.0%
1986- 91	24.6%	54.2%	21.2%	0.0%	100.0%

... cont'd. on next page

	Age: 45– 54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	55.9%	25.3%	18.8%	0.1%	100.0%
Non-immigrants	56.8%	26.4%	16.7%	0.1%	100.0%
All Immigrants	55.2%	24.5%	20.3%	0.0%	100.0%
Prior to 1966	64.6%	17.2%	18.2%	0.0%	100.0%
1966– 70	59.3%	20.3%	20.4%	0.0%	100.0%
1971– 75	49.9%	26.8%	23.2%	0.0%	100.0%
1976– 80	47.3%	31.8%	20.8%	0.0%	100.0%
1981– 85	39.4%	39.7%	20.8%	0.0%	100.0%
1986– 91	32.6%	46.6%	20.9%	0.0%	100.0%

	Age: 55– 64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	53.3%	29.2%	17.4%	0.1%	100.0%
Non-immigrants	53.8%	32.5%	13.6%	0.1%	100.0%
All Immigrants	52.9%	26.5%	20.5%	0.1%	100.0%
Prior to 1966	59.7%	21.1%	19.1%	0.0%	100.0%
1966– 70	49.4%	25.6%	24.8%	0.1%	100.0%
1971– 75	40.7%	33.7%	25.6%	0.0%	100.0%
1976– 80	35.4%	43.4%	21.1%	0.0%	100.0%
1981– 85	32.0%	49.1%	18.9%	0.0%	100.0%
1986– 91	30.0%	52.0%	17.6%	0.3%	100.0%

	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	44.1%	44.2%	11.7%	0.1%	100.0%
Non-immigrants	46.2%	44.7%	9.0%	0.1%	100.0%
All Immigrants	41.8%	43.6%	14.5%	0.0%	100.0%
Prior to 1966	48.2%	37.4%	14.4%	0.0%	100.0%
1966– 70	33.5%	46.1%	20.4%	0.0%	100.0%
1971– 75	19.4%	64.5%	16.1%	0.0%	100.0%
1976– 80	12.6%	76.6%	10.8%	0.0%	100.0%
1981– 85	14.3%	72.4%	13.3%	0.0%	100.0%
1986– 91	22.6%	69.6%	7.8%	0.0%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A13.3 (Toronto - Owners)**  
**Dwelling Type Choices by Period of Immigration, Tenure and Age of Household Maintainer**  
**For Total Households**  
**Toronto, 1991**

*Tenure: Owners*

	Age:		All		Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	69.7%	10.0%	20.3%	0.1%	100.0%
Non-immigrants	72.8%	9.6%	17.5%	0.1%	100.0%
All Immigrants	66.7%	10.4%	22.9%	0.0%	100.0%
Prior to 1966	71.2%	9.7%	19.1%	0.0%	100.0%
1966-70	68.3%	8.0%	23.6%	0.0%	100.0%
1971-75	65.6%	9.4%	24.9%	0.0%	100.0%
1976-80	60.8%	11.4%	27.7%	0.0%	100.0%
1981-85	55.1%	14.5%	30.4%	0.0%	100.0%
1986-91	52.9%	17.7%	29.3%	0.1%	100.0%

	Age:		15-24		Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	46.1%	27.4%	26.3%	0.2%	100.0%
Non-immigrants	50.3%	25.7%	23.6%	0.4%	100.0%
All Immigrants	38.2%	30.6%	31.4%	-0.3%	100.0%
Prior to 1966	NA	NA	NA	NA	NA
1966-70	47.9%	18.8%	33.3%	0.0%	100.0%
1971-75	39.5%	26.3%	34.2%	0.0%	100.0%
1976-80	38.7%	38.7%	22.6%	0.0%	100.0%
1981-85	34.8%	28.3%	37.0%	0.0%	100.0%
1986-91	35.9%	34.2%	29.9%	0.0%	100.0%

	Age:		25-34		Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	62.3%	11.4%	26.2%	0.1%	100.0%
Non-immigrants	66.1%	10.0%	23.8%	0.1%	100.0%
All Immigrants	54.8%	14.4%	30.8%	0.0%	100.0%
Prior to 1966	69.8%	8.3%	21.9%	0.0%	100.0%
1966-70	62.8%	10.4%	26.9%	0.0%	100.0%
1971-75	57.7%	14.0%	28.3%	0.0%	100.0%
1976-80	52.9%	13.4%	33.7%	0.0%	100.0%
1981-85	47.5%	15.1%	37.4%	0.0%	100.0%
1986-91	46.9%	20.8%	32.3%	0.0%	100.0%

	Age:		35-44		Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	72.9%	6.5%	20.5%	0.0%	100.0%
Non-immigrants	76.3%	5.1%	18.6%	0.1%	100.0%
All Immigrants	69.7%	7.9%	22.4%	0.0%	100.0%
Prior to 1966	78.9%	5.4%	15.7%	0.0%	100.0%
1966-70	72.9%	5.8%	21.2%	0.1%	100.0%
1971-75	71.3%	7.3%	21.5%	0.0%	100.0%
1976-80	66.4%	7.9%	25.7%	0.0%	100.0%
1981-85	60.9%	10.1%	29.0%	0.0%	100.0%
1986-91	53.8%	15.5%	30.7%	0.0%	100.0%

... cont'd. on next page

	Age: 45– 54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	73.0%	7.2%	19.8%	0.1%	100.0%
Non-immigrants	76.5%	6.9%	16.5%	0.1%	100.0%
All Immigrants	70.7%	7.4%	22.0%	0.0%	100.0%
Prior to 1966	74.8%	6.2%	18.9%	0.0%	100.0%
1966– 70	72.2%	6.5%	21.3%	0.0%	100.0%
1971– 75	66.3%	7.8%	25.9%	0.0%	100.0%
1976– 80	66.1%	8.9%	25.0%	0.0%	100.0%
1981– 85	61.1%	13.5%	25.3%	0.0%	100.0%
1986– 91	61.3%	12.4%	26.3%	0.0%	100.0%

	Age: 55– 64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	69.5%	10.6%	19.8%	0.1%	100.0%
Non-immigrants	73.4%	11.4%	15.1%	0.1%	100.0%
All Immigrants	66.7%	10.0%	23.2%	0.1%	100.0%
Prior to 1966	70.4%	8.7%	20.8%	0.0%	100.0%
1966– 70	61.2%	10.0%	28.7%	0.2%	100.0%
1971– 75	57.6%	12.1%	30.3%	0.0%	100.0%
1976– 80	53.5%	17.9%	28.6%	0.0%	100.0%
1981– 85	56.8%	16.4%	26.8%	0.0%	100.0%
1986– 91	58.7%	19.6%	21.0%	0.7%	100.0%

	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	68.0%	15.9%	16.0%	0.1%	100.0%
Non-immigrants	72.3%	15.7%	11.9%	0.2%	100.0%
All Immigrants	63.6%	16.1%	20.2%	0.0%	100.0%
Prior to 1966	66.6%	14.7%	18.7%	0.0%	100.0%
1966– 70	53.4%	16.8%	29.8%	0.0%	100.0%
1971– 75	44.3%	24.6%	31.1%	0.0%	100.0%
1976– 80	39.7%	30.1%	30.1%	0.0%	100.0%
1981– 85	40.3%	35.3%	24.4%	0.0%	100.0%
1986– 91	52.7%	32.0%	15.4%	0.0%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A13.3 (Toronto – Renters)  
Dwelling Type Choices by Period of Immigration, Tenure and Age of Household Maintainer  
For Total Households  
Toronto, 1991**

Tenure: Renters

	Age:		All		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	9.9%	75.9%	14.2%	0.0%	100.0%
Non-immigrants	11.7%	73.1%	15.2%	0.0%	100.0%
All Immigrants	7.6%	79.5%	12.9%	0.0%	100.0%
Prior to 1966	8.2%	82.4%	9.4%	0.0%	100.0%
1966– 70	8.8%	76.1%	15.0%	0.1%	100.0%
1971– 75	8.0%	76.2%	15.8%	0.0%	100.0%
1976– 80	6.6%	80.2%	13.2%	0.0%	100.0%
1981– 85	5.6%	82.6%	11.7%	0.1%	100.0%
1986– 91	7.7%	78.6%	13.6%	0.1%	100.0%

	Age:		15– 24		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	10.6%	71.7%	17.7%	0.0%	100.0%
Non-immigrants	12.0%	69.1%	18.8%	0.0%	100.0%
All Immigrants	7.4%	77.5%	15.1%	0.0%	100.0%
Prior to 1966	NA	NA	NA	NA	NA
1966– 70	9.9%	69.1%	21.1%	0.0%	100.0%
1971– 75	9.1%	72.0%	18.9%	0.0%	100.0%
1976– 80	8.2%	74.9%	16.9%	0.0%	100.0%
1981– 85	4.5%	81.6%	13.9%	0.0%	100.0%
1986– 91	7.1%	80.1%	12.7%	0.2%	100.0%

	Age:		25– 34		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	11.0%	73.5%	15.5%	0.1%	100.0%
Non-immigrants	13.1%	70.0%	16.9%	0.0%	100.0%
All Immigrants	7.3%	79.6%	13.0%	0.1%	100.0%
Prior to 1966	12.8%	69.6%	17.3%	0.3%	100.0%
1966– 70	9.7%	73.4%	16.6%	0.3%	100.0%
1971– 75	9.1%	74.3%	16.6%	0.0%	100.0%
1976– 80	6.5%	79.9%	13.6%	0.0%	100.0%
1981– 85	5.6%	84.6%	9.7%	0.1%	100.0%
1986– 91	6.6%	81.5%	11.9%	0.1%	100.0%

	Age:		35– 44		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	12.1%	70.0%	17.9%	0.0%	100.0%
Non-immigrants	15.2%	65.7%	19.1%	0.0%	100.0%
All Immigrants	9.0%	74.3%	16.6%	0.0%	100.0%
Prior to 1966	14.8%	68.0%	17.3%	0.0%	100.0%
1966– 70	10.7%	71.6%	17.7%	0.0%	100.0%
1971– 75	9.1%	73.4%	17.5%	0.0%	100.0%
1976– 80	7.2%	74.9%	17.8%	0.1%	100.0%
1981– 85	6.5%	78.8%	14.7%	0.0%	100.0%
1986– 91	8.3%	75.7%	16.0%	0.0%	100.0%

... cont'd. on next page

	Age: 45- 54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	11.8%	71.9%	16.3%	0.1%	100.0%
Non- immigrants	13.3%	69.4%	17.1%	0.1%	100.0%
All Immigrants	10.4%	74.0%	15.6%	0.0%	100.0%
Prior to 1966	14.0%	71.6%	14.5%	0.0%	100.0%
1966- 70	9.2%	74.1%	16.6%	0.0%	100.0%
1971- 75	8.5%	75.0%	16.5%	0.0%	100.0%
1976- 80	9.8%	77.6%	12.6%	0.0%	100.0%
1981- 85	8.1%	77.6%	14.3%	0.0%	100.0%
1986- 91	11.4%	71.8%	16.8%	0.0%	100.0%

	Age: 55- 64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	7.5%	81.7%	10.8%	0.0%	100.0%
Non- immigrants	8.1%	81.8%	10.1%	0.0%	100.0%
All Immigrants	6.8%	81.6%	11.6%	0.0%	100.0%
Prior to 1966	7.4%	82.1%	10.4%	0.1%	100.0%
1966- 70	7.2%	81.8%	11.0%	0.0%	100.0%
1971- 75	6.1%	77.9%	16.1%	0.0%	100.0%
1976- 80	5.2%	86.0%	8.8%	0.0%	100.0%
1981- 85	4.4%	85.4%	10.2%	0.0%	100.0%
1986- 91	7.5%	77.7%	14.8%	0.0%	100.0%

	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	3.8%	91.7%	4.5%	0.0%	100.0%
Non- immigrants	3.8%	91.9%	4.3%	0.0%	100.0%
All Immigrants	3.8%	91.5%	4.6%	0.0%	100.0%
Prior to 1966	4.3%	91.6%	4.1%	0.0%	100.0%
1966- 70	3.5%	90.0%	6.4%	0.0%	100.0%
1971- 75	1.9%	92.4%	5.7%	0.0%	100.0%
1976- 80	2.3%	94.2%	3.5%	0.0%	100.0%
1981- 85	2.6%	89.3%	8.1%	0.0%	100.0%
1986- 91	7.8%	88.1%	4.1%	0.0%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A13.4 (Vancouver – Owners and Renters)  
Dwelling Type Choices by Period of Immigration, Tenure and Age of Household Maintainer  
For Total Households  
Vancouver, 1991**

*Tenure: Owners and Renters*

	Age:		All		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	49.8%	33.9%	15.4%	0.9%	100.0%
Non- Immigrants	48.0%	36.3%	14.6%	1.1%	100.0%
All Immigrants	53.3%	29.3%	17.0%	0.4%	100.0%
Prior to 1966	57.6%	31.2%	10.4%	0.8%	100.0%
1966– 70	58.1%	27.1%	14.5%	0.4%	100.0%
1971– 75	56.1%	24.1%	19.7%	0.2%	100.0%
1976– 80	48.5%	27.3%	24.0%	0.2%	100.0%
1981– 85	43.9%	30.2%	25.8%	0.2%	100.0%
1986– 91	42.3%	33.2%	24.4%	0.1%	100.0%

	Age:		15– 24		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	15.9%	62.4%	21.1%	0.6%	100.0%
Non- Immigrants	15.8%	63.2%	20.3%	0.7%	100.0%
All Immigrants	16.3%	58.4%	25.1%	0.2%	100.0%
Prior to 1966	NA	NA	NA	NA	NA
1966– 70	13.3%	71.4%	15.3%	0.0%	100.0%
1971– 75	16.3%	64.1%	19.6%	0.0%	100.0%
1976– 80	20.7%	55.2%	24.1%	0.0%	100.0%
1981– 85	12.5%	56.3%	31.3%	0.0%	100.0%
1986– 91	16.3%	53.9%	29.8%	0.0%	100.0%

	Age:		25– 34		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	36.5%	41.5%	21.5%	0.6%	100.0%
Non- Immigrants	37.4%	42.4%	19.6%	0.6%	100.0%
All Immigrants	33.3%	38.6%	27.9%	0.3%	100.0%
Prior to 1966	41.6%	38.5%	19.0%	0.9%	100.0%
1966– 70	39.4%	39.6%	20.8%	0.2%	100.0%
1971– 75	37.4%	36.8%	25.7%	0.0%	100.0%
1976– 80	37.0%	31.0%	31.5%	0.5%	100.0%
1981– 85	33.9%	31.9%	33.9%	0.2%	100.0%
1986– 91	24.0%	46.6%	29.1%	0.2%	100.0%

	Age:		35– 44		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	56.8%	25.2%	17.4%	0.6%	100.0%
Non- Immigrants	56.2%	27.4%	15.6%	0.8%	100.0%
All Immigrants	57.9%	20.9%	21.0%	0.2%	100.0%
Prior to 1966	62.3%	23.3%	13.7%	0.6%	100.0%
1966– 70	61.7%	20.4%	17.6%	0.2%	100.0%
1971– 75	62.8%	16.3%	20.9%	0.1%	100.0%
1976– 80	56.3%	17.5%	26.2%	0.0%	100.0%
1981– 85	50.4%	24.3%	25.3%	0.0%	100.0%
1986– 91	50.8%	25.5%	23.7%	0.0%	100.0%

... cont'd. on next page

	Age: 45– 54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	62.7%	23.0%	13.6%	0.7%	100.0%
Non- immigrants	61.1%	25.6%	12.3%	1.0%	100.0%
All Immigrants	64.8%	19.7%	15.2%	0.3%	100.0%
Prior to 1966	66.7%	20.6%	12.1%	0.6%	100.0%
1966– 70	66.8%	20.1%	12.8%	0.3%	100.0%
1971– 75	63.7%	18.2%	17.8%	0.3%	100.0%
1976– 80	60.5%	19.4%	19.9%	0.2%	100.0%
1981– 85	62.3%	19.1%	18.7%	0.0%	100.0%
1986– 91	61.0%	18.9%	20.1%	0.0%	100.0%

	Age: 55– 64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	59.5%	27.1%	12.1%	1.3%	100.0%
Non- immigrants	56.4%	30.6%	11.1%	1.9%	100.0%
All Immigrants	63.4%	22.7%	13.3%	0.5%	100.0%
Prior to 1966	66.2%	22.9%	10.3%	0.6%	100.0%
1966– 70	64.0%	23.3%	12.0%	0.7%	100.0%
1971– 75	58.5%	22.1%	19.4%	0.0%	100.0%
1976– 80	55.4%	23.7%	20.3%	0.6%	100.0%
1981– 85	53.3%	21.9%	24.2%	0.6%	100.0%
1986– 91	57.4%	21.5%	21.1%	0.0%	100.0%

	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	45.9%	43.9%	8.6%	1.6%	100.0%
Non- immigrants	46.6%	43.1%	8.2%	2.1%	100.0%
All Immigrants	44.8%	45.1%	9.2%	0.9%	100.0%
Prior to 1966	47.4%	43.4%	8.0%	1.2%	100.0%
1966– 70	42.6%	47.7%	9.0%	0.7%	100.0%
1971– 75	43.3%	44.2%	12.1%	0.3%	100.0%
1976– 80	30.7%	56.0%	12.9%	0.4%	100.0%
1981– 85	30.7%	54.0%	15.3%	0.0%	100.0%
1986– 91	40.6%	44.1%	14.6%	0.7%	100.0%

Source: 1991 Census of Canada custom tabulations



**Table A13.4 (Vancouver - Owners)**  
**Dwelling Type Choices by Period of Immigration, Tenure and Age of Household Maintainer**  
**For Total Households**  
**Vancouver, 1991**

*Tenure: Owners*

	Age:		All		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	74.2%	12.2%	12.3%	1.3%	100.0%
Non- immigrants	74.3%	12.8%	11.1%	1.8%	100.0%
All Immigrants	74.1%	11.1%	14.2%	0.6%	100.0%
Prior to 1966	76.0%	13.2%	9.7%	1.1%	100.0%
1966- 70	77.3%	9.8%	12.5%	0.4%	100.0%
1971- 75	74.6%	7.7%	17.5%	0.2%	100.0%
1976- 80	69.1%	10.4%	20.2%	0.3%	100.0%
1981- 85	67.1%	9.9%	22.7%	0.3%	100.0%
1986- 91	70.6%	11.6%	17.6%	0.2%	100.0%

	Age:		15- 24		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	41.0%	31.6%	25.0%	2.4%	100.0%
Non- immigrants	39.7%	33.5%	23.8%	3.0%	100.0%
All Immigrants	44.9%	26.1%	28.3%	0.7%	100.0%
Prior to 1966	NA	NA	NA	NA	NA
1966- 70	46.7%	33.3%	20.0%	0.0%	100.0%
1971- 75	42.3%	7.7%	42.3%	7.7%	100.0%
1976- 80	44.4%	29.6%	25.9%	0.0%	100.0%
1981- 85	26.1%	43.5%	30.4%	0.0%	100.0%
1986- 91	55.6%	20.0%	24.4%	0.0%	100.0%

	Age:		25- 34		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	66.9%	14.2%	17.9%	1.1%	100.0%
Non- immigrants	69.4%	14.2%	15.2%	1.3%	100.0%
All Immigrants	59.5%	14.1%	25.9%	0.5%	100.0%
Prior to 1966	69.0%	17.6%	11.2%	2.1%	100.0%
1966- 70	69.1%	13.9%	16.9%	0.0%	100.0%
1971- 75	60.9%	13.2%	25.4%	0.5%	100.0%
1976- 80	58.2%	13.5%	27.7%	0.6%	100.0%
1981- 85	56.6%	10.2%	32.8%	0.4%	100.0%
1986- 91	52.9%	17.7%	29.0%	0.4%	100.0%

	Age:		35- 44		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	79.0%	7.0%	13.3%	0.7%	100.0%
Non- immigrants	80.1%	7.6%	11.3%	1.1%	100.0%
All Immigrants	77.2%	6.1%	16.5%	0.2%	100.0%
Prior to 1966	82.5%	5.8%	10.8%	0.8%	100.0%
1966- 70	78.2%	6.1%	15.5%	0.2%	100.0%
1971- 75	77.4%	5.1%	17.4%	0.1%	100.0%
1976- 80	72.7%	7.3%	20.1%	0.0%	100.0%
1981- 85	72.3%	5.9%	21.4%	0.3%	100.0%
1986- 91	77.0%	7.2%	15.8%	0.0%	100.0%

... cont'd. on next page

	Age: 45– 54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	80.4%	7.7%	11.0%	0.9%	100.0%
Non- immigrants	80.8%	8.2%	9.7%	1.3%	100.0%
All Immigrants	79.9%	7.1%	12.5%	0.4%	100.0%
Prior to 1966	81.8%	6.9%	10.7%	0.6%	100.0%
1966– 70	81.1%	7.5%	11.1%	0.4%	100.0%
1971– 75	77.3%	7.3%	15.0%	0.4%	100.0%
1976– 80	76.5%	6.8%	16.6%	0.0%	100.0%
1981– 85	79.3%	6.5%	14.2%	0.0%	100.0%
1986– 91	79.6%	6.8%	13.4%	0.3%	100.0%

	Age: 55– 64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	76.0%	11.1%	11.3%	1.6%	100.0%
Non- immigrants	75.2%	11.7%	10.5%	2.5%	100.0%
All Immigrants	76.9%	10.3%	12.2%	0.6%	100.0%
Prior to 1966	79.3%	10.0%	10.0%	0.7%	100.0%
1966– 70	76.7%	11.6%	11.0%	0.7%	100.0%
1971– 75	73.4%	8.1%	18.5%	0.0%	100.0%
1976– 80	69.1%	10.2%	20.0%	0.8%	100.0%
1981– 85	69.3%	9.4%	20.5%	0.8%	100.0%
1986– 91	70.5%	14.6%	14.9%	0.0%	100.0%

	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	67.0%	21.5%	9.1%	2.4%	100.0%
Non- immigrants	66.7%	21.6%	8.6%	3.0%	100.0%
All Immigrants	67.3%	21.3%	9.9%	1.5%	100.0%
Prior to 1966	68.5%	21.1%	8.6%	1.7%	100.0%
1966– 70	68.4%	20.3%	10.3%	1.1%	100.0%
1971– 75	68.7%	15.9%	14.8%	0.6%	100.0%
1976– 80	60.2%	24.0%	15.0%	0.8%	100.0%
1981– 85	56.9%	25.6%	17.4%	0.0%	100.0%
1986– 91	55.3%	29.4%	14.2%	1.0%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A13.4 (Vancouver - Renters)**  
**Dwelling Type Choices by Period of Immigration, Tenure and Age of Household Maintainer**  
**For Total Households**  
**Vancouver, 1991**

*Tenure: Renters*

	Age:		All		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	16.3%	63.7%	19.7%	0.3%	100.0%
Non- Immigrants	17.4%	63.6%	18.7%	0.3%	100.0%
All Immigrants	13.4%	64.1%	22.4%	0.1%	100.0%
Prior to 1966	11.8%	76.0%	12.0%	0.2%	100.0%
1966- 70	15.2%	65.7%	19.0%	0.2%	100.0%
1971- 75	15.7%	59.7%	24.6%	0.0%	100.0%
1976- 80	14.5%	55.1%	30.2%	0.1%	100.0%
1981- 85	12.3%	57.5%	30.1%	0.1%	100.0%
1986- 91	13.1%	55.3%	31.5%	0.1%	100.0%

	Age:		15- 24		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	13.2%	65.8%	20.7%	0.4%	100.0%
Non- immigrants	13.5%	66.0%	20.0%	0.5%	100.0%
All Immigrants	11.0%	64.5%	24.5%	0.0%	100.0%
Prior to 1966	NA	NA	NA	NA	NA
1966- 70	7.3%	78.0%	14.6%	0.0%	100.0%
1971- 75	12.0%	72.8%	15.2%	0.0%	100.0%
1976- 80	15.3%	61.9%	22.9%	0.0%	100.0%
1981- 85	9.5%	59.0%	31.4%	0.0%	100.0%
1986- 91	9.8%	59.6%	30.5%	0.0%	100.0%

	Age:		25- 34		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	18.8%	57.4%	23.5%	0.3%	100.0%
Non- Immigrants	19.9%	57.7%	22.1%	0.3%	100.0%
All Immigrants	14.6%	56.0%	29.3%	0.1%	100.0%
Prior to 1966	22.9%	52.8%	24.4%	0.0%	100.0%
1966- 70	19.3%	56.9%	23.3%	0.4%	100.0%
1971- 75	15.5%	58.4%	26.0%	0.0%	100.0%
1976- 80	14.2%	49.7%	35.7%	0.4%	100.0%
1981- 85	11.5%	53.5%	35.0%	0.0%	100.0%
1986- 91	11.8%	59.0%	29.2%	0.0%	100.0%

	Age:		35- 44		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	21.9%	53.8%	24.0%	0.3%	100.0%
Non- immigrants	23.8%	54.4%	21.4%	0.4%	100.0%
All Immigrants	17.0%	52.3%	30.6%	0.1%	100.0%
Prior to 1966	19.9%	60.1%	19.6%	0.3%	100.0%
1966- 70	16.3%	59.9%	23.7%	0.0%	100.0%
1971- 75	20.6%	48.5%	30.9%	0.0%	100.0%
1976- 80	18.6%	40.9%	40.5%	0.0%	100.0%
1981- 85	14.6%	53.9%	31.5%	0.0%	100.0%
1986- 91	12.7%	52.1%	35.2%	0.0%	100.0%

... cont'd. on next page

	Age: 45– 54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	18.6%	61.2%	19.9%	0.3%	100.0%
Non- immigrants	18.3%	63.5%	17.7%	0.4%	100.0%
All Immigrants	19.1%	57.5%	23.2%	0.1%	100.0%
Prior to 1966	18.1%	64.9%	16.8%	0.3%	100.0%
1966– 70	19.9%	61.6%	18.5%	0.0%	100.0%
1971– 75	16.7%	55.7%	27.6%	0.0%	100.0%
1976– 80	18.6%	52.7%	28.6%	0.0%	100.0%
1981– 85	21.0%	49.3%	29.7%	0.0%	100.0%
1986– 91	22.7%	43.5%	33.9%	0.0%	100.0%

	Age: 55– 64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	11.7%	73.7%	14.3%	0.4%	100.0%
Non- immigrants	10.8%	76.3%	12.5%	0.4%	100.0%
All Immigrants	13.2%	69.0%	17.4%	0.3%	100.0%
Prior to 1966	14.2%	73.7%	11.6%	0.5%	100.0%
1966– 70	8.9%	73.2%	16.7%	1.2%	100.0%
1971– 75	9.2%	68.0%	22.9%	0.0%	100.0%
1976– 80	14.6%	64.0%	21.3%	0.0%	100.0%
1981– 85	11.5%	55.2%	33.3%	0.0%	100.0%
1986– 91	17.9%	42.9%	39.3%	0.0%	100.0%

	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	5.3%	87.0%	7.6%	0.1%	100.0%
Non- immigrants	5.5%	87.1%	7.3%	0.1%	100.0%
All Immigrants	5.0%	87.0%	8.0%	0.0%	100.0%
Prior to 1966	4.9%	88.3%	6.7%	0.1%	100.0%
1966– 70	2.5%	90.3%	7.2%	0.0%	100.0%
1971– 75	8.0%	83.1%	8.8%	0.0%	100.0%
1976– 80	4.2%	84.3%	11.5%	0.0%	100.0%
1981– 85	6.2%	80.5%	13.3%	0.0%	100.0%
1986– 91	4.9%	80.5%	14.6%	0.0%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A14.1 (Canada - Owners and Renters)**  
**Dwelling Type Choices by Place of Birth, Tenure and Age of Household Maintainer**  
**For Total Households**  
**Canada, 1991**

*Tenure: Owners and Renters*

	Age: All				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	57.0%	27.6%	13.6%	1.8%	100.0%
Non-immigrants	58.0%	26.8%	13.2%	2.0%	100.0%
All Immigrants	53.1%	31.1%	15.2%	0.7%	100.0%
Europe	59.2%	26.5%	13.5%	0.8%	100.0%
Asia	45.5%	36.0%	18.3%	0.1%	100.0%
South East Asia	38.0%	42.1%	19.8%	0.1%	100.0%
Rest of Asia	48.2%	33.8%	17.8%	0.1%	100.0%
Africa	36.2%	46.5%	17.1%	0.2%	100.0%
Central & S. America	32.3%	47.7%	19.7%	0.4%	100.0%
Caribbean & Bermuda	30.4%	49.2%	20.4%	0.0%	100.0%
All Other Places	57.2%	27.1%	13.8%	2.0%	100.0%

	Age: 15- 24				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	20.8%	58.2%	18.7%	2.4%	100.0%
Non-immigrants	21.4%	57.2%	18.9%	2.5%	100.0%
All Immigrants	14.9%	67.4%	16.8%	0.8%	100.0%
Europe	18.7%	62.1%	18.2%	1.0%	100.0%
Asia	13.4%	68.9%	17.6%	0.1%	100.0%
South East Asia	12.6%	69.5%	17.9%	0.0%	100.0%
Rest of Asia	13.8%	68.5%	17.5%	0.1%	100.0%
Africa	6.4%	82.0%	11.3%	0.4%	100.0%
Central & S. America	13.8%	69.1%	15.9%	1.2%	100.0%
Caribbean & Bermuda	8.4%	77.9%	13.7%	0.0%	100.0%
All Other Places	19.3%	59.2%	18.2%	3.3%	100.0%

	Age: 25- 34				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	46.5%	33.4%	17.7%	2.4%	100.0%
Non-immigrants	48.7%	31.3%	17.4%	2.7%	100.0%
All Immigrants	31.8%	47.9%	19.7%	0.6%	100.0%
Europe	38.9%	40.0%	20.3%	0.8%	100.0%
Asia	28.5%	51.3%	20.0%	0.1%	100.0%
South East Asia	25.4%	53.6%	20.9%	0.2%	100.0%
Rest of Asia	30.1%	50.2%	19.6%	0.1%	100.0%
Africa	18.5%	65.9%	15.3%	0.3%	100.0%
Central & S. America	23.7%	56.9%	19.1%	0.3%	100.0%
Caribbean & Bermuda	16.4%	64.7%	18.9%	0.0%	100.0%
All Other Places	44.1%	33.0%	20.5%	2.4%	100.0%

	Age: 35- 44				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	63.4%	20.6%	14.4%	1.6%	100.0%
Non-immigrants	65.5%	19.0%	13.7%	1.8%	100.0%
All Immigrants	55.1%	26.9%	17.6%	0.4%	100.0%
Europe	62.4%	21.8%	15.4%	0.4%	100.0%
Asia	51.3%	29.1%	19.5%	0.1%	100.0%
South East Asia	44.1%	34.9%	20.8%	0.1%	100.0%
Rest of Asia	54.0%	26.9%	19.0%	0.1%	100.0%
Africa	42.0%	38.8%	19.0%	0.2%	100.0%
Central & S. America	37.7%	39.8%	22.0%	0.5%	100.0%
Caribbean & Bermuda	32.6%	44.3%	23.1%	0.0%	100.0%
All Other Places	63.9%	17.7%	16.8%	1.5%	100.0%

... cont'd. on next page

	Age: 45– 54				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	66.5%	19.5%	12.5%	1.5%	100.0%
Non- immigrants	67.9%	18.8%	11.4%	1.9%	100.0%
All Immigrants	62.5%	21.4%	15.7%	0.4%	100.0%
Europe	66.8%	18.3%	14.3%	0.6%	100.0%
Asia	60.1%	22.4%	17.4%	0.1%	100.0%
South East Asia	53.9%	27.6%	18.4%	0.1%	100.0%
Rest of Asia	62.0%	20.8%	17.1%	0.1%	100.0%
Africa	53.1%	28.0%	18.8%	0.1%	100.0%
Central & S. America	42.0%	38.0%	19.8%	0.2%	100.0%
Caribbean & Bermuda	40.9%	37.8%	21.3%	0.0%	100.0%
All Other Places	67.0%	17.6%	14.1%	1.3%	100.0%

	Age: 55– 64				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	64.7%	22.5%	11.2%	1.6%	100.0%
Non- immigrants	65.6%	22.3%	10.2%	1.9%	100.0%
All Immigrants	61.9%	23.2%	14.1%	0.8%	100.0%
Europe	65.1%	20.8%	13.2%	0.9%	100.0%
Asia	56.1%	26.6%	17.2%	0.1%	100.0%
South East Asia	43.4%	37.5%	18.9%	0.2%	100.0%
Rest of Asia	58.8%	24.3%	16.9%	0.1%	100.0%
Africa	44.7%	37.0%	18.1%	0.2%	100.0%
Central & S. America	36.3%	43.8%	19.6%	0.3%	100.0%
Caribbean & Bermuda	38.8%	40.7%	20.4%	0.1%	100.0%
All Other Places	64.4%	22.4%	11.4%	1.8%	100.0%

	Age: 65 +				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	56.1%	33.3%	9.2%	1.4%	100.0%
Non- immigrants	57.1%	32.4%	8.9%	1.6%	100.0%
All Immigrants	52.8%	36.1%	10.1%	1.1%	100.0%
Europe	55.5%	33.5%	9.9%	1.0%	100.0%
Asia	33.1%	53.4%	13.3%	0.2%	100.0%
South East Asia	26.4%	59.4%	14.0%	0.2%	100.0%
Rest of Asia	34.5%	52.2%	13.1%	0.2%	100.0%
Africa	24.3%	63.8%	11.5%	0.4%	100.0%
Central & S. America	21.3%	67.5%	11.0%	0.2%	100.0%
Caribbean & Bermuda	24.7%	60.8%	14.5%	0.0%	100.0%
All Other Places	55.0%	34.4%	8.3%	2.3%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A14.1 (Canada – Owners)  
Dwelling Type Choices by Place of Birth, Tenure and Age of Household Maintainer  
For Total Households  
Canada, 1991**

*Tenure: Owners*

	Age:		All		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	81.4%	6.0%	10.2%	2.4%	100.0%
Non-immigrants	83.1%	5.1%	8.9%	2.8%	100.0%
All Immigrants	75.1%	9.2%	14.8%	0.9%	100.0%
Europe	77.1%	9.0%	12.9%	1.0%	100.0%
Asia	69.8%	10.4%	19.7%	0.1%	100.0%
South East Asia	69.1%	9.3%	21.3%	0.2%	100.0%
Rest of Asia	69.9%	10.7%	19.3%	0.1%	100.0%
Africa	66.9%	12.4%	20.4%	0.3%	100.0%
Central & S. America	68.4%	9.5%	21.5%	0.6%	100.0%
Caribbean & Bermuda	62.8%	11.1%	25.9%	0.1%	100.0%
All Other Places	80.2%	6.4%	10.7%	2.7%	100.0%

	Age:		15– 24		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	64.5%	11.0%	13.8%	10.7%	100.0%
Non-immigrants	65.9%	9.9%	12.6%	11.5%	100.0%
All Immigrants	51.4%	20.7%	24.5%	3.4%	100.0%
Europe	55.4%	19.0%	22.6%	3.0%	100.0%
Asia	46.4%	25.8%	27.8%	0.0%	100.0%
South East Asia	50.9%	23.3%	25.9%	0.0%	100.0%
Rest of Asia	44.2%	27.0%	28.8%	0.0%	100.0%
Africa	35.4%	22.9%	37.5%	4.2%	100.0%
Central & S. America	52.5%	15.0%	27.5%	5.0%	100.0%
Caribbean & Bermuda	35.7%	30.4%	30.4%	3.6%	100.0%
All Other Places	62.8%	9.9%	9.9%	17.4%	100.0%

	Age:		25– 34		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	78.0%	5.2%	12.7%	4.1%	100.0%
Non-immigrants	79.5%	4.6%	11.4%	4.4%	100.0%
All Immigrants	65.3%	10.5%	23.2%	1.0%	100.0%
Europe	70.6%	7.8%	20.4%	1.3%	100.0%
Asia	58.7%	14.2%	26.9%	0.2%	100.0%
South East Asia	60.1%	11.5%	28.0%	0.3%	100.0%
Rest of Asia	58.1%	15.2%	26.5%	0.2%	100.0%
Africa	58.8%	14.1%	26.7%	0.4%	100.0%
Central & S. America	62.7%	12.0%	24.9%	0.5%	100.0%
Caribbean & Bermuda	53.6%	13.2%	33.0%	0.2%	100.0%
All Other Places	74.7%	5.8%	15.4%	4.1%	100.0%

	Age:		35– 44		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	83.5%	4.1%	10.4%	2.0%	100.0%
Non-immigrants	85.2%	3.5%	9.1%	2.3%	100.0%
All Immigrants	76.7%	6.7%	16.1%	0.5%	100.0%
Europe	80.1%	5.9%	13.5%	0.5%	100.0%
Asia	72.1%	8.3%	19.5%	0.1%	100.0%
South East Asia	71.2%	7.9%	20.8%	0.2%	100.0%
Rest of Asia	72.5%	8.4%	19.1%	0.1%	100.0%
Africa	71.5%	9.2%	19.0%	0.2%	100.0%
Central & S. America	72.8%	6.6%	19.8%	0.8%	100.0%
Caribbean & Bermuda	64.0%	9.7%	26.2%	0.1%	100.0%
All Other Places	81.7%	3.6%	12.7%	2.0%	100.0%

... cont'd. on next page

Age: 45– 54					
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	82.8%	5.3%	10.2%	1.8%	100.0%
Non- Immigrants	84.7%	4.5%	8.5%	2.3%	100.0%
All Immigrants	77.0%	7.6%	14.9%	0.5%	100.0%
Europe	78.5%	7.4%	13.5%	0.6%	100.0%
Asia	75.6%	7.6%	16.6%	0.1%	100.0%
South East Asia	75.2%	7.8%	16.8%	0.1%	100.0%
Rest of Asia	75.7%	7.6%	16.6%	0.1%	100.0%
Africa	71.0%	10.1%	18.8%	0.1%	100.0%
Central & S. America	70.4%	8.8%	20.6%	0.2%	100.0%
Caribbean & Bermuda	66.2%	10.0%	23.8%	0.1%	100.0%
All Other Places	81.8%	4.9%	11.8%	1.4%	100.0%

Age: 55– 64					
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	81.3%	7.0%	9.7%	2.0%	100.0%
Non- Immigrants	83.4%	5.9%	8.2%	2.4%	100.0%
All Immigrants	75.2%	9.8%	14.1%	0.9%	100.0%
Europe	76.4%	9.6%	13.1%	1.0%	100.0%
Asia	71.2%	11.1%	17.6%	0.1%	100.0%
South East Asia	69.2%	10.8%	19.7%	0.3%	100.0%
Rest of Asia	71.5%	11.2%	17.3%	0.0%	100.0%
Africa	62.3%	15.7%	21.7%	0.3%	100.0%
Central & S. America	64.8%	12.0%	22.8%	0.4%	100.0%
Caribbean & Bermuda	63.0%	11.2%	25.6%	0.1%	100.0%
All Other Places	80.0%	7.5%	10.2%	2.3%	100.0%

Age: 65 +					
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	81.1%	8.8%	8.1%	2.1%	100.0%
Non- Immigrants	82.9%	7.7%	7.2%	2.2%	100.0%
All Immigrants	75.4%	12.2%	10.9%	1.5%	100.0%
Europe	76.2%	11.9%	10.5%	1.4%	100.0%
Asia	62.2%	19.4%	18.2%	0.3%	100.0%
South East Asia	64.8%	14.4%	20.8%	0.0%	100.0%
Rest of Asia	61.8%	20.1%	17.8%	0.3%	100.0%
Africa	53.5%	26.9%	18.6%	1.0%	100.0%
Central & S. America	59.9%	19.1%	20.2%	0.8%	100.0%
Caribbean & Bermuda	56.4%	18.8%	24.8%	0.0%	100.0%
All Other Places	80.5%	9.0%	7.1%	3.4%	100.0%

Source: 1991 Census of Canada custom tabulations



**Table A14.1(Canada - Renters)**  
**Dwelling Type Choices by Place of Birth, Tenure and Age of Household Maintainer**  
**For Total Households**  
**Canada, 1991**

*Tenure: Renters*

	Age:		All		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	15.4%	64.6%	19.3%	0.7%	100.0%
Non-immigrants	16.6%	62.5%	20.1%	0.8%	100.0%
All Immigrants	10.3%	73.5%	15.9%	0.2%	100.0%
Europe	11.7%	72.9%	15.1%	0.3%	100.0%
Asia	8.1%	75.6%	16.2%	0.1%	100.0%
South East Asia	7.3%	74.4%	18.2%	0.1%	100.0%
Rest of Asia	8.5%	76.2%	15.2%	0.1%	100.0%
Africa	5.9%	80.2%	13.8%	0.1%	100.0%
Central & S. America	8.8%	72.5%	18.5%	0.2%	100.0%
Caribbean & Bermuda	6.0%	77.8%	16.2%	0.0%	100.0%
All Other Places	18.1%	62.2%	18.9%	0.7%	100.0%

	Age:		15- 24		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	13.9%	65.6%	19.4%	1.1%	100.0%
Non-immigrants	14.5%	64.6%	19.8%	1.1%	100.0%
All Immigrants	8.9%	75.2%	15.6%	0.4%	100.0%
Europe	10.9%	71.3%	17.3%	0.5%	100.0%
Asia	6.5%	78.0%	15.4%	0.1%	100.0%
South East Asia	6.7%	76.6%	16.4%	0.3%	100.0%
Rest of Asia	6.5%	78.8%	14.8%	0.0%	100.0%
Africa	3.8%	87.5%	8.7%	0.0%	100.0%
Central & S. America	9.9%	74.6%	14.5%	1.0%	100.0%
Caribbean & Bermuda	6.6%	80.6%	12.8%	0.0%	100.0%
All Other Places	12.9%	66.7%	19.3%	1.1%	100.0%

	Age:		25- 34		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	17.9%	59.0%	22.3%	0.9%	100.0%
Non-immigrants	19.4%	56.6%	23.1%	1.0%	100.0%
All Immigrants	9.8%	72.5%	17.4%	0.3%	100.0%
Europe	12.8%	66.5%	20.3%	0.4%	100.0%
Asia	6.8%	78.2%	15.0%	0.1%	100.0%
South East Asia	6.4%	76.6%	17.0%	0.1%	100.0%
Rest of Asia	7.0%	79.1%	13.8%	0.1%	100.0%
Africa	4.6%	83.8%	11.4%	0.2%	100.0%
Central & S. America	9.0%	73.9%	16.9%	0.2%	100.0%
Caribbean & Bermuda	5.7%	79.5%	14.8%	0.0%	100.0%
All Other Places	20.5%	54.0%	24.4%	1.1%	100.0%

	Age:		35- 44		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	19.6%	56.5%	23.3%	0.7%	100.0%
Non-immigrants	21.5%	53.8%	24.0%	0.8%	100.0%
All Immigrants	12.8%	66.4%	20.7%	0.2%	100.0%
Europe	16.3%	63.2%	20.4%	0.2%	100.0%
Asia	9.2%	71.2%	19.5%	0.1%	100.0%
South East Asia	7.7%	71.4%	20.9%	0.1%	100.0%
Rest of Asia	10.0%	71.2%	18.7%	0.2%	100.0%
Africa	7.0%	74.0%	19.0%	0.0%	100.0%
Central & S. America	9.4%	66.6%	23.9%	0.2%	100.0%
Caribbean & Bermuda	6.9%	72.6%	20.5%	0.0%	100.0%
All Other Places	27.0%	46.9%	25.4%	0.6%	100.0%

... cont'd. on next page

	Age: 45– 54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	16.9%	62.8%	19.7%	0.6%	100.0%
Non-immigrants	17.8%	61.5%	20.1%	0.7%	100.0%
All Immigrants	14.1%	67.1%	18.5%	0.2%	100.0%
Europe	16.5%	65.3%	17.8%	0.3%	100.0%
Asia	12.1%	68.0%	19.9%	0.1%	100.0%
South East Asia	10.8%	67.6%	21.6%	0.0%	100.0%
Rest of Asia	12.7%	68.1%	19.1%	0.1%	100.0%
Africa	10.1%	70.9%	19.0%	0.0%	100.0%
Central & S. America	9.8%	71.1%	18.9%	0.1%	100.0%
Caribbean & Bermuda	6.3%	75.8%	17.9%	0.0%	100.0%
All Other Places	24.9%	53.7%	20.6%	0.8%	100.0%
	Age: 55– 64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	12.7%	71.2%	15.7%	0.5%	100.0%
Non-immigrants	13.3%	70.2%	16.0%	0.5%	100.0%
All Immigrants	10.4%	75.1%	14.3%	0.2%	100.0%
Europe	10.9%	74.7%	14.1%	0.3%	100.0%
Asia	9.9%	74.0%	16.0%	0.1%	100.0%
South East Asia	8.4%	73.4%	17.8%	0.3%	100.0%
Rest of Asia	10.5%	74.1%	15.2%	0.2%	100.0%
Africa	7.8%	81.4%	10.9%	0.0%	100.0%
Central & S. America	6.0%	77.7%	16.3%	0.0%	100.0%
Caribbean & Bermuda	5.0%	82.0%	12.9%	0.0%	100.0%
All Other Places	17.7%	66.9%	15.0%	0.4%	100.0%
	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	7.8%	80.7%	11.3%	0.2%	100.0%
Non-immigrants	8.2%	79.4%	12.2%	0.3%	100.0%
All Immigrants	6.4%	84.9%	8.5%	0.2%	100.0%
Europe	6.7%	84.9%	8.3%	0.2%	100.0%
Asia	4.8%	86.7%	8.5%	0.0%	100.0%
South East Asia	4.5%	85.5%	10.1%	0.0%	100.0%
Rest of Asia	4.9%	86.9%	8.1%	0.1%	100.0%
Africa	2.7%	91.0%	6.3%	0.0%	100.0%
Central & S. America	3.8%	89.4%	6.8%	0.0%	100.0%
Caribbean & Bermuda	2.6%	90.1%	7.3%	0.0%	100.0%
All Other Places	9.3%	79.8%	10.7%	0.3%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A14.2 (Montreal - Owners and Renters)  
Dwelling Type Choices by Place of Birth, Tenure and Age of Household Maintainer  
For Total Households  
Montreal, 1991**

*Tenure: Owners and Renters*

	Age:		All		Movable %	Total %
	Single %	Apartments %	Other Mult. %			
<b>TOTAL</b>	30.1%	57.5%	12.2%		0.2%	100.0%
Non-immigrants	31.5%	56.5%	11.7%		0.3%	100.0%
All Immigrants	24.5%	61.2%	14.2%		0.0%	100.0%
Europe	27.8%	57.3%	14.8%		0.0%	100.0%
Asia	21.6%	64.5%	13.8%		0.0%	100.0%
South East Asia	19.0%	65.9%	15.0%		0.1%	100.0%
Rest of Asia	22.7%	64.0%	13.3%		0.0%	100.0%
Africa	26.8%	59.0%	14.2%		0.0%	100.0%
Central & S. America	11.9%	78.5%	9.5%		0.1%	100.0%
Caribbean & Bermuda	15.4%	70.3%	14.4%		0.0%	100.0%
All Other Places	27.7%	57.1%	14.9%		0.3%	100.0%

	Age:		15- 24		Movable %	Total %
	Single %	Apartments %	Other Mult. %			
<b>TOTAL</b>	6.5%	85.5%	7.9%		0.1%	100.0%
Non-immigrants	7.0%	84.7%	8.1%		0.1%	100.0%
All Immigrants	2.7%	91.4%	5.8%		0.1%	100.0%
Europe	5.2%	87.1%	7.7%		0.0%	100.0%
Asia	2.1%	93.0%	5.0%		0.0%	100.0%
South East Asia	2.9%	92.3%	4.8%		0.0%	100.0%
Rest of Asia	1.4%	93.2%	5.4%		0.0%	100.0%
Africa	2.1%	93.8%	4.1%		0.0%	100.0%
Central & S. America	0.0%	97.4%	2.6%		0.0%	100.0%
Caribbean & Bermuda	0.8%	92.7%	6.5%		0.0%	100.0%
All Other Places	5.0%	83.8%	8.8%		2.5%	100.0%

	Age:		25- 34		Movable %	Total %
	Single %	Apartments %	Other Mult. %			
<b>TOTAL</b>	25.2%	63.1%	11.5%		0.2%	100.0%
Non-immigrants	27.1%	61.1%	11.6%		0.2%	100.0%
All Immigrants	13.1%	76.1%	10.7%		0.0%	100.0%
Europe	19.1%	67.2%	13.8%		0.0%	100.0%
Asia	11.1%	78.2%	10.7%		0.0%	100.0%
South East Asia	13.3%	73.2%	13.5%		0.0%	100.0%
Rest of Asia	10.2%	80.2%	9.6%		0.0%	100.0%
Africa	12.1%	79.7%	8.2%		0.0%	100.0%
Central & S. America	5.9%	87.1%	7.0%		0.0%	100.0%
Caribbean & Bermuda	7.8%	83.3%	8.9%		0.0%	100.0%
All Other Places	23.3%	67.3%	9.8%		- 0.4%	100.0%

	Age:		35- 44		Movable %	Total %
	Single %	Apartments %	Other Mult. %			
<b>TOTAL</b>	37.7%	48.3%	13.7%		0.2%	100.0%
Non-immigrants	40.1%	46.4%	13.2%		0.3%	100.0%
All Immigrants	28.6%	55.6%	15.7%		0.0%	100.0%
Europe	35.0%	49.4%	15.5%		0.0%	100.0%
Asia	25.8%	57.7%	16.5%		0.0%	100.0%
South East Asia	23.5%	58.1%	18.5%		0.0%	100.0%
Rest of Asia	26.9%	57.6%	15.5%		0.0%	100.0%
Africa	30.7%	54.3%	15.0%		0.0%	100.0%
Central & S. America	15.6%	72.1%	12.1%		0.2%	100.0%
Caribbean & Bermuda	18.2%	65.2%	16.7%		0.0%	100.0%
All Other Places	29.6%	51.2%	19.5%		- 0.3%	100.0%

... cont'd. on next page

Age: 45– 54					
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	39.4%	46.8%	13.5%	0.3%	100.0%
Non-immigrants	41.4%	45.7%	12.5%	0.4%	100.0%
All Immigrants	32.9%	50.3%	16.7%	0.0%	100.0%
Europe	35.1%	48.7%	16.2%	0.0%	100.0%
Asia	33.9%	49.9%	16.3%	0.0%	100.0%
South East Asia	30.2%	53.9%	16.0%	0.0%	100.0%
Rest of Asia	35.1%	48.4%	16.4%	0.0%	100.0%
Africa	40.5%	39.8%	19.6%	0.0%	100.0%
Central & S. America	17.1%	70.5%	12.4%	0.0%	100.0%
Caribbean & Bermuda	21.9%	59.3%	18.8%	0.0%	100.0%
All Other Places	35.3%	42.9%	21.9%	0.0%	100.0%
Age: 55– 64					
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	32.5%	54.4%	12.7%	0.4%	100.0%
Non-immigrants	33.9%	53.8%	11.8%	0.5%	100.0%
All Immigrants	28.2%	56.1%	15.6%	0.1%	100.0%
Europe	29.1%	55.2%	15.6%	0.1%	100.0%
Asia	26.2%	57.9%	15.9%	0.0%	100.0%
South East Asia	14.0%	70.6%	15.4%	0.0%	100.0%
Rest of Asia	29.4%	54.4%	16.1%	0.0%	100.0%
Africa	34.4%	47.7%	17.9%	0.0%	100.0%
Central & S. America	15.9%	72.0%	10.8%	1.3%	100.0%
Caribbean & Bermuda	15.8%	69.8%	14.4%	0.0%	100.0%
All Other Places	36.7%	47.8%	14.7%	0.8%	100.0%
Age: 65 +					
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	20.9%	68.3%	10.6%	0.2%	100.0%
Non-immigrants	21.5%	68.2%	10.0%	0.2%	100.0%
All Immigrants	18.8%	68.7%	12.4%	0.1%	100.0%
Europe	19.7%	67.2%	13.1%	0.1%	100.0%
Asia	14.6%	75.8%	9.5%	0.0%	100.0%
South East Asia	5.5%	86.3%	8.2%	0.0%	100.0%
Rest of Asia	17.4%	72.7%	9.9%	0.0%	100.0%
Africa	14.9%	74.6%	10.5%	0.0%	100.0%
Central & S. America	9.8%	87.5%	2.7%	0.0%	100.0%
Caribbean & Bermuda	11.6%	78.0%	10.5%	0.0%	100.0%
All Other Places	25.0%	62.2%	12.6%	0.2%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A14.2 (Montreal - Owners)**  
**Dwelling Type Choices by Place of Birth, Tenure and Age of Household Maintainer**  
**For Total Households**  
**Montreal, 1991**

*Tenure: Owners*

	Age:		All		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	60.5%	22.7%	16.3%	0.5%	100.0%
Non-immigrants	65.1%	19.3%	15.0%	0.6%	100.0%
All Immigrants	44.5%	34.4%	21.1%	0.1%	100.0%
Europe	42.3%	38.8%	18.9%	0.1%	100.0%
Asia	48.2%	27.0%	24.8%	0.0%	100.0%
South East Asia	44.0%	28.4%	27.6%	0.0%	100.0%
Rest of Asia	49.9%	26.5%	23.6%	0.0%	100.0%
Africa	54.8%	21.9%	23.3%	0.0%	100.0%
Central & S. America	45.9%	28.1%	26.0%	0.0%	100.0%
Caribbean & Bermuda	41.6%	28.5%	29.9%	0.0%	100.0%
All Other Places	56.7%	20.4%	22.3%	0.5%	100.0%

	Age:		15- 24		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	52.7%	33.2%	13.2%	0.8%	100.0%
Non-immigrants	55.5%	31.4%	12.3%	0.8%	100.0%
All Immigrants	26.8%	50.5%	21.6%	1.0%	100.0%
Europe	33.3%	47.2%	19.4%	0.0%	100.0%
Asia	14.3%	54.3%	31.4%	0.0%	100.0%
South East Asia	0.0%	70.0%	30.0%	0.0%	100.0%
Rest of Asia	17.4%	47.8%	34.8%	0.0%	100.0%
Africa	28.6%	28.6%	42.9%	0.0%	100.0%
Central & S. America	0.0%	100.0%	0.0%	0.0%	100.0%
Caribbean & Bermuda	22.2%	55.6%	22.2%	0.0%	100.0%
All Other Places	57.1%	14.3%	14.3%	14.3%	100.0%

	Age:		25- 34		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	65.8%	17.4%	16.3%	0.5%	100.0%
Non-immigrants	68.1%	16.2%	15.2%	0.6%	100.0%
All Immigrants	45.5%	28.7%	25.7%	0.1%	100.0%
Europe	48.6%	27.2%	24.2%	0.0%	100.0%
Asia	41.6%	29.3%	29.1%	0.0%	100.0%
South East Asia	40.5%	29.3%	30.2%	0.0%	100.0%
Rest of Asia	42.4%	29.1%	28.5%	0.0%	100.0%
Africa	48.1%	25.7%	26.2%	0.0%	100.0%
Central & S. America	34.5%	40.5%	25.0%	0.0%	100.0%
Caribbean & Bermuda	37.2%	33.7%	29.1%	0.0%	100.0%
All Other Places	68.6%	19.8%	12.8%	- 1.2%	100.0%

	Age:		35- 44		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	65.8%	17.0%	16.8%	0.4%	100.0%
Non-immigrants	69.4%	14.9%	15.3%	0.5%	100.0%
All Immigrants	51.5%	25.7%	22.8%	0.0%	100.0%
Europe	52.1%	28.5%	19.3%	0.1%	100.0%
Asia	50.2%	23.9%	26.0%	0.0%	100.0%
South East Asia	45.4%	24.9%	29.6%	0.0%	100.0%
Rest of Asia	52.7%	23.3%	24.0%	0.0%	100.0%
Africa	60.1%	16.9%	23.0%	0.0%	100.0%
Central & S. America	48.7%	22.8%	28.5%	0.0%	100.0%
Caribbean & Bermuda	43.8%	25.0%	31.3%	0.0%	100.0%
All Other Places	53.4%	19.6%	27.7%	- 0.7%	100.0%

... cont'd. on next page

	Age: 45– 54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	62.3%	21.2%	16.1%	0.4%	100.0%
Non- Immigrants	67.4%	17.7%	14.3%	0.6%	100.0%
All Immigrants	47.7%	31.1%	21.2%	0.0%	100.0%
Europe	45.6%	35.8%	18.6%	0.0%	100.0%
Asia	53.5%	23.0%	23.4%	0.0%	100.0%
South East Asia	50.7%	26.5%	22.8%	0.0%	100.0%
Rest of Asia	54.4%	21.6%	24.0%	0.0%	100.0%
Africa	57.6%	19.5%	23.0%	0.0%	100.0%
Central & S. America	47.1%	28.5%	24.4%	0.0%	100.0%
Caribbean & Bermuda	42.0%	26.6%	31.4%	0.0%	100.0%
All Other Places	54.3%	18.1%	27.5%	0.0%	100.0%

	Age: 55– 64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	54.7%	29.0%	15.7%	0.6%	100.0%
Non- Immigrants	60.7%	24.2%	14.3%	0.8%	100.0%
All Immigrants	40.1%	40.6%	19.3%	0.1%	100.0%
Europe	37.9%	44.1%	17.9%	0.1%	100.0%
Asia	45.4%	31.0%	23.6%	0.0%	100.0%
South East Asia	33.7%	37.1%	29.2%	0.0%	100.0%
Rest of Asia	47.4%	30.1%	22.5%	0.0%	100.0%
Africa	51.3%	24.5%	24.2%	0.0%	100.0%
Central & S. America	50.0%	24.0%	26.0%	0.0%	100.0%
Caribbean & Bermuda	37.6%	36.7%	25.7%	0.0%	100.0%
All Other Places	58.4%	21.5%	18.8%	1.3%	100.0%

	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	49.1%	33.6%	16.8%	0.4%	100.0%
Non- Immigrants	54.2%	29.2%	16.0%	0.6%	100.0%
All Immigrants	36.1%	44.9%	18.9%	0.1%	100.0%
Europe	34.2%	47.1%	18.7%	0.1%	100.0%
Asia	41.9%	41.5%	16.7%	0.0%	100.0%
South East Asia	30.3%	45.5%	24.2%	0.0%	100.0%
Rest of Asia	43.9%	41.5%	14.6%	0.0%	100.0%
Africa	43.0%	37.2%	19.8%	0.0%	100.0%
Central & S. America	56.5%	26.1%	17.4%	0.0%	100.0%
Caribbean & Bermuda	44.4%	31.3%	24.2%	0.0%	100.0%
All Other Places	55.6%	22.0%	22.0%	0.5%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A14.2 (Montreal – Renters)**  
**Dwelling Type Choices by Place of Birth, Tenure and Age of Household Maintainer**  
**For Total Households**  
**Montreal, 1991**

*Tenure: Renters*

	Age:		All		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	3.0%	88.4%	8.6%	0.0%	100.0%
Non-immigrants	3.2%	87.8%	9.0%	0.0%	100.0%
All Immigrants	2.0%	91.4%	6.6%	0.0%	100.0%
Europe	2.4%	89.9%	7.6%	0.0%	100.0%
Asia	1.8%	92.6%	5.5%	0.0%	100.0%
South East Asia	0.6%	93.7%	5.5%	0.1%	100.0%
Rest of Asia	2.3%	92.2%	5.5%	0.0%	100.0%
Africa	2.0%	91.8%	6.1%	0.0%	100.0%
Central & S. America	1.0%	94.6%	4.4%	0.1%	100.0%
Caribbean & Bermuda	1.5%	92.4%	6.2%	0.0%	100.0%
All Other Places	2.5%	89.1%	8.4%	0.0%	100.0%

	Age:		15- 24		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	2.2%	90.3%	7.4%	0.1%	100.0%
Non-immigrants	2.4%	89.8%	7.7%	0.1%	100.0%
All Immigrants	0.8%	94.8%	4.5%	0.0%	100.0%
Europe	1.4%	92.7%	5.9%	0.0%	100.0%
Asia	0.6%	97.7%	1.7%	0.0%	100.0%
South East Asia	3.2%	94.7%	2.1%	0.0%	100.0%
Rest of Asia	0.0%	97.6%	2.4%	0.0%	100.0%
Africa	0.0%	98.9%	1.1%	0.0%	100.0%
Central & S. America	0.0%	97.3%	2.7%	0.0%	100.0%
Caribbean & Bermuda	0.0%	93.7%	6.3%	0.0%	100.0%
All Other Places	1.4%	89.2%	9.5%	0.0%	100.0%

	Age:		25- 34		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	3.2%	87.8%	8.9%	0.0%	100.0%
Non-immigrants	3.5%	87.0%	9.5%	0.0%	100.0%
All Immigrants	1.8%	92.6%	5.5%	0.1%	100.0%
Europe	3.2%	88.5%	8.2%	0.1%	100.0%
Asia	1.0%	94.3%	4.6%	0.0%	100.0%
South East Asia	0.4%	94.0%	5.1%	0.4%	100.0%
Rest of Asia	1.2%	94.4%	4.4%	0.0%	100.0%
Africa	1.4%	95.5%	3.1%	0.0%	100.0%
Central & S. America	1.2%	94.9%	4.0%	0.0%	100.0%
Caribbean & Bermuda	2.0%	93.1%	4.9%	0.0%	100.0%
All Other Places	1.1%	91.0%	8.4%	- 0.6%	100.0%

	Age:		35- 44		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	3.7%	86.2%	10.1%	0.1%	100.0%
Non-immigrants	4.1%	85.1%	10.8%	0.1%	100.0%
All Immigrants	2.1%	90.4%	7.4%	0.0%	100.0%
Europe	2.9%	88.9%	8.3%	0.0%	100.0%
Asia	1.6%	91.3%	7.0%	0.0%	100.0%
South East Asia	0.7%	92.6%	6.7%	0.0%	100.0%
Rest of Asia	2.0%	90.8%	7.2%	0.0%	100.0%
Africa	2.1%	90.8%	7.1%	0.0%	100.0%
Central & S. America	1.0%	93.9%	4.8%	0.3%	100.0%
Caribbean & Bermuda	2.0%	90.6%	7.4%	0.0%	100.0%
All Other Places	5.0%	83.6%	11.4%	0.0%	100.0%

... cont'd. on next page

	Age: 45– 54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	3.7%	86.7%	9.5%	0.0%	100.0%
Non-immigrants	3.9%	86.1%	10.0%	0.1%	100.0%
All Immigrants	3.1%	89.2%	7.7%	0.0%	100.0%
Europe	3.6%	87.5%	8.9%	0.0%	100.0%
Asia	4.0%	90.9%	5.1%	0.0%	100.0%
South East Asia	0.0%	94.0%	6.0%	0.0%	100.0%
Rest of Asia	5.5%	89.5%	4.9%	0.0%	100.0%
Africa	3.5%	84.6%	11.9%	0.0%	100.0%
Central & S. America	1.8%	92.2%	6.0%	0.0%	100.0%
Caribbean & Bermuda	1.0%	93.1%	5.9%	0.0%	100.0%
All Other Places	5.9%	83.5%	11.8%	- 1.2%	100.0%

	Age: 55– 64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	2.7%	88.6%	8.7%	0.0%	100.0%
Non-immigrants	2.8%	88.2%	9.0%	0.0%	100.0%
All Immigrants	2.1%	90.2%	7.7%	- 0.0%	100.0%
Europe	2.2%	89.2%	8.6%	0.0%	100.0%
Asia	2.1%	91.5%	6.4%	0.0%	100.0%
South East Asia	1.4%	92.8%	5.8%	0.0%	100.0%
Rest of Asia	2.4%	91.0%	6.6%	0.0%	100.0%
Africa	3.1%	90.6%	6.3%	0.0%	100.0%
Central & S. America	0.0%	95.4%	4.6%	0.0%	100.0%
Caribbean & Bermuda	1.5%	91.6%	6.9%	0.0%	100.0%
All Other Places	3.1%	87.8%	8.2%	1.0%	100.0%

	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	1.9%	91.7%	6.4%	0.0%	100.0%
Non-immigrants	2.0%	91.5%	6.4%	0.0%	100.0%
All Immigrants	1.5%	92.5%	5.9%	0.0%	100.0%
Europe	1.5%	92.5%	6.0%	0.0%	100.0%
Asia	2.4%	91.0%	6.7%	0.0%	100.0%
South East Asia	1.3%	94.1%	4.6%	0.0%	100.0%
Rest of Asia	3.2%	89.3%	7.4%	0.0%	100.0%
Africa	1.9%	91.9%	6.2%	0.0%	100.0%
Central & S. America	0.0%	100.0%	0.0%	0.0%	100.0%
Caribbean & Bermuda	0.0%	94.8%	5.2%	0.0%	100.0%
All Other Places	1.5%	93.2%	5.3%	0.0%	100.0%

Source: 1991 Census of Canada custom tabulations



**Table A14.3 (Toronto - Owners and Renters)  
Dwelling Type Choices by Place of Birth, Tenure and Age of Household Maintainer  
For Total Households  
Toronto, 1991**

*Tenure: Owners and Renters*

	Age: All				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	45.0%	37.1%	17.8%	0.1%	100.0%
Non-immigrants	45.6%	37.9%	16.5%	0.1%	100.0%
All Immigrants	44.4%	36.4%	19.2%	0.0%	100.0%
Europe	51.5%	29.5%	19.0%	0.0%	100.0%
Asia	38.9%	42.2%	18.9%	0.0%	100.0%
South East Asia	29.9%	49.6%	20.4%	0.0%	100.0%
Rest of Asia	41.6%	39.9%	18.4%	0.0%	100.0%
Africa	31.2%	52.3%	16.5%	0.0%	100.0%
Central & S. America	29.4%	51.4%	19.1%	0.0%	100.0%
Caribbean & Bermuda	29.4%	48.3%	22.3%	0.0%	100.0%
All Other Places	43.7%	38.0%	18.2%	0.1%	100.0%

	Age: 15- 24				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	15.0%	66.2%	18.8%	0.1%	100.0%
Non-immigrants	16.6%	64.0%	19.4%	0.0%	100.0%
All Immigrants	11.6%	70.9%	17.4%	0.1%	100.0%
Europe	14.3%	65.5%	20.2%	0.0%	100.0%
Asia	13.5%	70.2%	16.3%	0.0%	100.0%
South East Asia	11.1%	71.0%	17.9%	0.0%	100.0%
Rest of Asia	14.7%	69.8%	15.5%	0.0%	100.0%
Africa	4.8%	86.5%	8.7%	0.0%	100.0%
Central & S. America	9.9%	70.6%	18.9%	0.6%	100.0%
Caribbean & Bermuda	10.1%	74.9%	15.0%	0.0%	100.0%
All Other Places	6.9%	68.1%	25.0%	0.0%	100.0%

	Age: 25- 34				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	31.1%	49.2%	19.7%	0.1%	100.0%
Non-immigrants	34.3%	45.9%	19.7%	0.1%	100.0%
All Immigrants	25.0%	55.3%	19.6%	0.1%	100.0%
Europe	31.4%	46.2%	22.3%	0.1%	100.0%
Asia	24.0%	57.6%	18.4%	0.0%	100.0%
South East Asia	17.5%	61.8%	20.6%	0.1%	100.0%
Rest of Asia	26.7%	55.8%	17.6%	0.0%	100.0%
Africa	15.7%	70.0%	14.4%	0.0%	100.0%
Central & S. America	21.2%	61.5%	17.4%	0.0%	100.0%
Caribbean & Bermuda	15.5%	64.6%	19.8%	0.1%	100.0%
All Other Places	30.8%	48.7%	20.5%	0.0%	100.0%

	Age: 35- 44				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	49.8%	30.7%	19.5%	0.0%	100.0%
Non-immigrants	52.7%	28.4%	18.8%	0.1%	100.0%
All Immigrants	46.8%	32.9%	20.2%	0.0%	100.0%
Europe	54.6%	26.2%	19.2%	0.0%	100.0%
Asia	44.2%	35.5%	20.2%	0.0%	100.0%
South East Asia	34.5%	43.0%	22.5%	0.0%	100.0%
Rest of Asia	47.2%	33.3%	19.5%	0.0%	100.0%
Africa	37.8%	44.4%	17.8%	0.0%	100.0%
Central & S. America	35.9%	42.8%	21.3%	0.0%	100.0%
Caribbean & Bermuda	32.1%	43.3%	24.6%	0.0%	100.0%
All Other Places	48.4%	28.2%	22.9%	0.4%	100.0%

... cont'd on next page

Age: 45– 54					
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	55.9%	25.3%	18.8%	0.1%	100.0%
Non-immigrants	56.8%	26.4%	16.7%	0.1%	100.0%
All Immigrants	55.2%	24.5%	20.3%	0.0%	100.0%
Europe	59.9%	19.7%	20.4%	0.0%	100.0%
Asia	54.6%	26.6%	18.8%	0.0%	100.0%
South East Asia	47.2%	33.9%	19.0%	0.0%	100.0%
Rest of Asia	56.7%	24.6%	18.7%	0.0%	100.0%
Africa	49.1%	30.6%	20.4%	0.0%	100.0%
Central & S. America	39.7%	39.9%	20.3%	0.0%	100.0%
Caribbean & Bermuda	40.5%	36.7%	22.8%	0.0%	100.0%
All Other Places	52.9%	26.6%	20.6%	0.0%	100.0%

Age: 55– 64					
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	53.3%	29.2%	17.4%	0.1%	100.0%
Non-immigrants	53.8%	32.5%	13.6%	0.1%	100.0%
All Immigrants	52.9%	26.5%	20.5%	0.1%	100.0%
Europe	57.2%	22.3%	20.5%	0.1%	100.0%
Asia	46.6%	33.6%	19.8%	0.0%	100.0%
South East Asia	37.2%	43.7%	19.2%	0.0%	100.0%
Rest of Asia	48.3%	31.7%	19.9%	0.0%	100.0%
Africa	37.3%	44.6%	18.2%	0.0%	100.0%
Central & S. America	29.7%	49.4%	20.9%	0.0%	100.0%
Caribbean & Bermuda	36.0%	38.4%	25.6%	0.0%	100.0%
All Other Places	49.8%	35.2%	14.8%	0.2%	100.0%

Age: 65 +					
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	44.1%	44.2%	11.7%	0.1%	100.0%
Non-immigrants	46.2%	44.7%	9.0%	0.1%	100.0%
All Immigrants	41.8%	43.6%	14.5%	0.0%	100.0%
Europe	46.3%	38.7%	14.9%	0.0%	100.0%
Asia	21.1%	64.1%	14.8%	0.0%	100.0%
South East Asia	17.4%	67.7%	14.8%	0.0%	100.0%
Rest of Asia	21.8%	63.4%	14.8%	0.0%	100.0%
Africa	17.3%	71.8%	10.9%	0.0%	100.0%
Central & S. America	13.8%	77.3%	8.9%	0.0%	100.0%
Caribbean & Bermuda	21.5%	61.8%	16.7%	0.0%	100.0%
All Other Places	39.3%	53.3%	7.4%	0.0%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A14.3 (Toronto – Owners)**  
**Dwelling Type Choices by Place of Birth, Tenure and Age of Household Maintainer**  
**For Total Households**  
**Toronto, 1991**

*Tenure: Owners*

	Age:		All		Movable %	Total %
	Single %	Apartments %	Other Mult. %	Other Mult. %		
<b>TOTAL</b>	69.7%	10.0%	20.3%		0.1%	100.0%
Non-immigrants	72.8%	9.6%	17.5%		0.1%	100.0%
All Immigrants	66.7%	10.4%	22.9%		0.0%	100.0%
Europe	69.1%	9.1%	21.8%		0.0%	100.0%
Asia	61.7%	14.2%	24.1%		0.0%	100.0%
South East Asia	59.2%	11.6%	29.3%		0.0%	100.0%
Rest of Asia	62.3%	14.8%	23.0%		0.0%	100.0%
Africa	63.2%	13.5%	23.3%		0.0%	100.0%
Central & S. America	62.9%	10.2%	26.9%		0.0%	100.0%
Caribbean & Bermuda	61.3%	9.0%	29.7%		0.0%	100.0%
All Other Places	67.6%	11.9%	20.5%		0.1%	100.0%

	Age:		15– 24		Movable %	Total %
	Single %	Apartments %	Other Mult. %	Other Mult. %		
<b>TOTAL</b>	46.1%	27.4%	26.3%		0.2%	100.0%
Non-immigrants	50.3%	25.7%	23.6%		0.4%	100.0%
All Immigrants	38.2%	30.6%	31.4%		- 0.3%	100.0%
Europe	41.3%	26.7%	32.0%		0.0%	100.0%
Asia	37.1%	37.7%	25.2%		0.0%	100.0%
South East Asia	40.5%	29.7%	29.7%		0.0%	100.0%
Rest of Asia	36.7%	40.0%	23.3%		0.0%	100.0%
Africa	0.0%	30.0%	70.0%		0.0%	100.0%
Central & S. America	40.5%	16.2%	43.2%		0.0%	100.0%
Caribbean & Bermuda	33.3%	25.9%	40.7%		0.0%	100.0%
All Other Places	45.5%	27.3%	27.3%		0.0%	100.0%

	Age:		25– 34		Movable %	Total %
	Single %	Apartments %	Other Mult. %	Other Mult. %		
<b>TOTAL</b>	62.3%	11.4%	26.2%		0.1%	100.0%
Non-immigrants	66.1%	10.0%	23.8%		0.1%	100.0%
All Immigrants	54.8%	14.4%	30.8%		0.0%	100.0%
Europe	59.8%	10.1%	30.2%		- 0.1%	100.0%
Asia	49.5%	19.5%	31.0%		0.0%	100.0%
South East Asia	44.9%	14.1%	41.0%		0.0%	100.0%
Rest of Asia	50.8%	21.0%	28.2%		0.0%	100.0%
Africa	53.3%	17.4%	29.3%		0.0%	100.0%
Central & S. America	54.4%	14.1%	31.5%		0.0%	100.0%
Caribbean & Bermuda	52.0%	11.4%	36.7%		0.0%	100.0%
All Other Places	61.3%	11.7%	27.4%		- 0.4%	100.0%

	Age:		35– 44		Movable %	Total %
	Single %	Apartments %	Other Mult. %	Other Mult. %		
<b>TOTAL</b>	72.9%	6.5%	20.5%		0.0%	100.0%
Non-immigrants	76.3%	5.1%	18.6%		0.1%	100.0%
All Immigrants	69.7%	7.9%	22.4%		0.0%	100.0%
Europe	73.4%	5.9%	20.6%		0.0%	100.0%
Asia	64.9%	11.3%	23.8%		0.0%	100.0%
South East Asia	60.8%	10.1%	29.1%		0.0%	100.0%
Rest of Asia	65.9%	11.5%	22.6%		0.0%	100.0%
Africa	69.2%	10.7%	20.1%		0.0%	100.0%
Central & S. America	70.3%	6.0%	23.8%		0.0%	100.0%
Caribbean & Bermuda	63.7%	7.6%	28.7%		0.0%	100.0%
All Other Places	69.2%	6.9%	23.7%		0.2%	100.0%

... cont'd. on next page

	Age: 45– 54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	73.0%	7.2%	19.8%	0.1%	100.0%
Non– immigrants	76.5%	6.9%	16.5%	0.1%	100.0%
All Immigrants	70.7%	7.4%	22.0%	0.0%	100.0%
Europe	71.6%	6.5%	21.8%	0.0%	100.0%
Asia	70.6%	9.5%	19.9%	0.0%	100.0%
South East Asia	70.6%	8.4%	20.9%	0.0%	100.0%
Rest of Asia	70.6%	9.7%	19.7%	0.0%	100.0%
Africa	69.6%	8.5%	21.8%	0.0%	100.0%
Central & S. America	65.3%	8.6%	26.1%	0.0%	100.0%
Caribbean & Bermuda	66.0%	7.8%	26.1%	0.1%	100.0%
All Other Places	71.2%	7.0%	21.8%	0.0%	100.0%

	Age: 55– 64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	69.5%	10.6%	19.8%	0.1%	100.0%
Non– immigrants	73.4%	11.4%	15.1%	0.1%	100.0%
All Immigrants	66.7%	10.0%	23.2%	0.1%	100.0%
Europe	68.7%	8.6%	22.6%	0.1%	100.0%
Asia	61.0%	16.4%	22.6%	0.0%	100.0%
South East Asia	59.8%	16.1%	24.0%	0.0%	100.0%
Rest of Asia	61.2%	16.4%	22.4%	0.0%	100.0%
Africa	56.9%	16.1%	27.0%	0.0%	100.0%
Central & S. America	56.1%	14.5%	29.5%	0.0%	100.0%
Caribbean & Bermuda	57.6%	8.8%	33.6%	0.0%	100.0%
All Other Places	67.8%	14.2%	18.1%	0.0%	100.0%

	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	68.0%	15.9%	16.0%	0.1%	100.0%
Non– immigrants	72.3%	15.7%	11.9%	0.2%	100.0%
All Immigrants	63.6%	16.1%	20.2%	0.0%	100.0%
Europe	65.8%	14.5%	19.6%	0.0%	100.0%
Asia	44.7%	28.5%	26.8%	0.0%	100.0%
South East Asia	49.0%	16.7%	34.4%	0.0%	100.0%
Rest of Asia	44.4%	29.7%	25.9%	0.0%	100.0%
Africa	37.3%	38.1%	24.6%	0.0%	100.0%
Central & S. America	50.0%	26.9%	23.1%	0.0%	100.0%
Caribbean & Bermuda	50.2%	18.2%	31.6%	0.0%	100.0%
All Other Places	64.7%	23.8%	11.5%	0.0%	100.0%

---

Source: 1991 Census of Canada custom tabulations

**Table A14.3 (Toronto – Renters)**  
**Dwelling Type Choices by Place of Birth, Tenure and Age of Household Maintainer**  
**For Total Households**  
**Toronto, 1991**

*Tenure: Renters*

	Age:		All		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	9.9%	75.9%	14.2%	0.0%	100.0%
Non-immigrants	11.7%	73.1%	15.2%	0.0%	100.0%
All Immigrants	7.6%	79.5%	12.9%	0.0%	100.0%
Europe	8.1%	79.8%	12.0%	0.1%	100.0%
Asia	7.0%	81.3%	11.7%	0.0%	100.0%
South East Asia	6.2%	80.4%	13.3%	0.1%	100.0%
Rest of Asia	7.4%	81.7%	10.9%	0.0%	100.0%
Africa	5.7%	83.2%	11.1%	0.0%	100.0%
Central & S. America	7.2%	78.8%	13.9%	0.1%	100.0%
Caribbean & Bermuda	7.1%	75.8%	17.1%	0.0%	100.0%
All Other Places	11.7%	73.0%	15.1%	0.1%	100.0%

	Age:		15- 24		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	10.6%	71.7%	17.7%	0.0%	100.0%
Non-immigrants	12.0%	69.1%	18.8%	0.0%	100.0%
All Immigrants	7.4%	77.5%	15.1%	0.0%	100.0%
Europe	8.4%	73.9%	17.7%	0.0%	100.0%
Asia	7.2%	78.7%	14.1%	0.0%	100.0%
South East Asia	6.2%	78.2%	15.6%	0.0%	100.0%
Rest of Asia	7.9%	79.3%	12.8%	0.0%	100.0%
Africa	4.1%	90.3%	5.6%	0.0%	100.0%
Central & S. America	6.1%	77.4%	15.8%	0.7%	100.0%
Caribbean & Bermuda	9.0%	76.9%	14.1%	0.0%	100.0%
All Other Places	4.5%	68.8%	25.0%	1.8%	100.0%

	Age:		25- 34		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	11.0%	73.5%	15.5%	0.1%	100.0%
Non-immigrants	13.1%	70.0%	16.9%	0.0%	100.0%
All Immigrants	7.3%	79.6%	13.0%	0.1%	100.0%
Europe	9.1%	74.6%	16.1%	0.2%	100.0%
Asia	6.2%	84.0%	9.7%	0.0%	100.0%
South East Asia	5.4%	82.8%	11.6%	0.1%	100.0%
Rest of Asia	6.7%	84.5%	8.7%	0.1%	100.0%
Africa	4.5%	85.8%	9.7%	0.0%	100.0%
Central & S. America	7.3%	81.2%	11.5%	0.0%	100.0%
Caribbean & Bermuda	6.1%	78.3%	15.6%	0.0%	100.0%
All Other Places	12.5%	70.9%	16.6%	0.0%	100.0%

	Age:		35- 44		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	12.1%	70.0%	17.9%	0.0%	100.0%
Non-immigrants	15.2%	65.7%	19.1%	0.0%	100.0%
All Immigrants	9.0%	74.3%	16.6%	0.0%	100.0%
Europe	10.5%	73.9%	15.7%	0.0%	100.0%
Asia	7.9%	78.1%	13.9%	0.1%	100.0%
South East Asia	6.7%	77.6%	15.7%	0.0%	100.0%
Rest of Asia	8.6%	78.4%	13.1%	0.0%	100.0%
Africa	6.4%	78.2%	15.4%	0.0%	100.0%
Central & S. America	7.9%	73.0%	19.2%	0.0%	100.0%
Caribbean & Bermuda	8.2%	70.4%	21.4%	0.0%	100.0%
All Other Places	16.4%	61.6%	21.6%	0.5%	100.0%

... cont'd. on next page

	Age: 45– 54				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	11.8%	71.9%	16.3%	0.1%	100.0%
Non-immigrants	13.3%	69.4%	17.1%	0.1%	100.0%
All Immigrants	10.4%	74.0%	15.6%	0.0%	100.0%
Europe	11.8%	73.7%	14.5%	0.0%	100.0%
Asia	9.7%	74.6%	15.7%	0.0%	100.0%
South East Asia	7.3%	77.0%	15.7%	0.0%	100.0%
Rest of Asia	10.7%	73.6%	15.7%	0.0%	100.0%
Africa	10.2%	73.0%	16.9%	0.0%	100.0%
Central & S. America	9.8%	76.6%	13.4%	0.3%	100.0%
Caribbean & Bermuda	7.4%	74.1%	18.5%	0.0%	100.0%
All Other Places	15.5%	65.9%	18.6%	0.0%	100.0%

	Age: 55– 64				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	7.5%	81.7%	10.8%	0.0%	100.0%
Non-immigrants	8.1%	81.8%	10.1%	0.0%	100.0%
All Immigrants	6.8%	81.6%	11.6%	0.0%	100.0%
Europe	6.5%	82.2%	11.2%	0.1%	100.0%
Asia	8.3%	79.4%	12.3%	0.0%	100.0%
South East Asia	8.2%	79.5%	12.3%	0.0%	100.0%
Rest of Asia	8.3%	79.6%	12.2%	0.0%	100.0%
Africa	6.9%	88.0%	5.1%	0.0%	100.0%
Central & S. America	4.4%	82.6%	12.9%	0.0%	100.0%
Caribbean & Bermuda	6.8%	78.4%	14.7%	0.0%	100.0%
All Other Places	11.2%	79.3%	8.3%	1.2%	100.0%

	Age: 65 +				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	3.8%	91.7%	4.5%	0.0%	100.0%
Non-immigrants	3.8%	91.9%	4.3%	0.0%	100.0%
All Immigrants	3.8%	91.5%	4.6%	0.0%	100.0%
Europe	4.2%	91.3%	4.5%	0.0%	100.0%
Asia	3.1%	91.3%	5.6%	0.0%	100.0%
South East Asia	5.6%	87.5%	6.9%	0.0%	100.0%
Rest of Asia	2.4%	92.4%	5.2%	0.0%	100.0%
Africa	1.2%	97.6%	1.2%	0.0%	100.0%
Central & S. America	2.9%	92.8%	4.3%	0.0%	100.0%
Caribbean & Bermuda	3.1%	89.8%	7.1%	0.0%	100.0%
All Other Places	3.5%	94.7%	1.8%	0.0%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A14.4 (Vancouver – Owners and Renters)  
 Dwelling Type Choices by Place of Birth, Tenure and Age of Household Maintainer  
 Vancouver, 1991**

*Tenure: Owners and Renters*

	Age: All				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	49.8%	33.9%	15.4%	0.9%	100.0%
Non-immigrants	48.0%	36.3%	14.6%	1.1%	100.0%
All Immigrants	53.3%	29.3%	17.0%	0.4%	100.0%
Europe	54.7%	32.7%	11.9%	0.7%	100.0%
Asia	55.5%	21.8%	22.6%	0.1%	100.0%
South-east Asia	42.1%	30.0%	27.8%	0.1%	100.0%
Rest of Asia	59.1%	19.6%	21.2%	0.1%	100.0%
Africa	43.5%	32.6%	23.7%	0.2%	100.0%
Central & S. America	33.4%	38.9%	27.4%	0.2%	100.0%
Caribbean & Bermuda	42.6%	38.0%	19.0%	0.4%	100.0%
All Other Imm.	45.7%	34.2%	19.2%	0.8%	100.0%

	Age: 15- 24				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	15.9%	62.4%	21.1%	0.6%	100.0%
Non-immigrants	15.8%	63.2%	20.3%	0.7%	100.0%
All Immigrants	16.3%	58.4%	25.1%	0.2%	100.0%
Europe	14.6%	68.1%	17.3%	0.0%	100.0%
Asia	18.2%	47.6%	34.2%	0.0%	100.0%
South-east Asia	14.8%	56.3%	28.9%	0.0%	100.0%
Rest of Asia	20.3%	42.3%	37.4%	0.0%	100.0%
Africa	11.1%	73.3%	15.6%	0.0%	100.0%
Central & S. America	19.0%	55.6%	25.4%	0.0%	100.0%
Caribbean & Bermuda	15.4%	84.6%	0.0%	0.0%	100.0%
All Other Imm.	15.4%	62.4%	21.5%	0.7%	100.0%

	Age: 25- 34				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	36.5%	41.5%	21.5%	0.6%	100.0%
Non-immigrants	37.4%	42.4%	19.6%	0.6%	100.0%
All Immigrants	33.3%	38.6%	27.9%	0.3%	100.0%
Europe	33.3%	46.1%	20.2%	0.4%	100.0%
Asia	35.0%	31.8%	33.1%	0.1%	100.0%
South-east Asia	26.1%	40.0%	33.9%	0.0%	100.0%
Rest of Asia	38.7%	28.5%	32.7%	0.1%	100.0%
Africa	28.9%	48.0%	22.2%	0.9%	100.0%
Central & S. America	25.3%	46.4%	28.4%	0.0%	100.0%
Caribbean & Bermuda	24.5%	51.0%	24.5%	0.0%	100.0%
All Other Imm.	32.1%	37.2%	30.0%	0.7%	100.0%

	Age: 35- 44				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	56.8%	25.2%	17.4%	0.6%	100.0%
Non-immigrants	56.2%	27.4%	15.6%	0.8%	100.0%
All Immigrants	57.9%	20.9%	21.0%	0.2%	100.0%
Europe	58.9%	25.5%	15.4%	0.3%	100.0%
Asia	60.8%	15.3%	23.9%	0.0%	100.0%
South-east Asia	46.6%	24.4%	29.1%	0.0%	100.0%
Rest of Asia	64.7%	12.8%	22.5%	0.0%	100.0%
Africa	47.2%	23.7%	29.1%	0.0%	100.0%
Central & S. America	36.5%	34.2%	29.3%	0.0%	100.0%
Caribbean & Bermuda	48.2%	25.4%	24.6%	1.8%	100.0%
All Other Imm.	52.8%	24.0%	22.6%	0.6%	100.0%

... continued on next page

	Age: 45– 54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	62.7%	23.0%	13.6%	0.7%	100.0%
Non-immigrants	61.1%	25.6%	12.3%	1.0%	100.0%
All Immigrants	64.8%	19.7%	15.2%	0.3%	100.0%
Europe	65.6%	22.3%	11.6%	0.5%	100.0%
Asia	67.8%	13.3%	18.9%	0.1%	100.0%
South-east Asia	56.8%	20.2%	22.7%	0.3%	100.0%
Rest of Asia	70.7%	11.4%	17.8%	0.1%	100.0%
Africa	52.7%	25.4%	21.9%	0.0%	100.0%
Central & S. America	49.1%	26.1%	24.8%	0.0%	100.0%
Caribbean & Bermuda	50.9%	31.1%	18.0%	0.0%	100.0%
All Other Imm.	58.2%	23.5%	17.4%	0.9%	100.0%

	Age: 55– 64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	59.5%	27.1%	12.1%	1.3%	100.0%
Non-immigrants	56.4%	30.6%	11.1%	1.9%	100.0%
All Immigrants	63.4%	22.7%	13.3%	0.5%	100.0%
Europe	63.6%	24.8%	10.9%	0.8%	100.0%
Asia	68.2%	14.9%	16.7%	0.1%	100.0%
South-east Asia	57.5%	19.9%	22.6%	0.0%	100.0%
Rest of Asia	69.9%	14.2%	15.9%	0.0%	100.0%
Africa	47.1%	26.2%	26.7%	0.0%	100.0%
Central & S. America	31.3%	41.8%	26.9%	0.0%	100.0%
Caribbean & Bermuda	55.3%	35.3%	9.4%	0.0%	100.0%
All Other Imm.	51.4%	34.0%	14.0%	0.6%	100.0%

	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	45.9%	43.9%	8.6%	1.6%	100.0%
Non-immigrants	46.6%	43.1%	8.2%	2.1%	100.0%
All Immigrants	44.8%	45.1%	9.2%	0.9%	100.0%
Europe	45.8%	44.9%	8.1%	1.2%	100.0%
Asia	43.6%	43.1%	13.3%	0.1%	100.0%
South-east Asia	33.5%	46.6%	19.9%	0.0%	100.0%
Rest of Asia	45.2%	42.5%	12.3%	0.0%	100.0%
Africa	36.7%	54.1%	9.2%	0.0%	100.0%
Central & S. America	31.0%	47.6%	21.4%	0.0%	100.0%
Caribbean & Bermuda	20.5%	59.1%	20.5%	0.0%	100.0%
All Other Imm.	41.8%	48.6%	8.4%	1.3%	100.0%

Source: 1991 Census of Canada custom tabulations



**Table A14.4 (Vancouver - Owners)**  
**Dwelling Type Choices by Place of Birth, Tenure and Age of Household Maintainer**  
**For Total Households**  
**Vancouver, 1991**

*Tenure: Owners*

	Age: All				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	74.2%	12.2%	12.3%	1.3%	100.0%
Non-immigrants	74.3%	12.8%	11.1%	1.8%	100.0%
All Immigrants	74.1%	11.1%	14.2%	0.6%	100.0%
Europe	75.9%	12.8%	10.4%	0.9%	100.0%
Asia	72.9%	8.5%	18.5%	0.1%	100.0%
South East Asia	70.5%	9.8%	19.5%	0.1%	100.0%
Rest of Asia	73.3%	8.3%	18.3%	0.1%	100.0%
Africa	67.7%	10.8%	21.2%	0.3%	100.0%
Central & S. America	70.8%	11.5%	17.0%	0.6%	100.0%
Caribbean & Bermuda	70.2%	13.8%	15.3%	0.7%	100.0%
All Other Places	70.2%	12.6%	15.9%	1.4%	100.0%

	Age: 15- 24				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	41.0%	31.6%	25.0%	2.4%	100.0%
Non-immigrants	39.7%	33.5%	23.8%	3.0%	100.0%
All Immigrants	44.9%	26.1%	28.3%	0.7%	100.0%
Europe	35.9%	48.7%	15.4%	0.0%	100.0%
Asia	43.2%	17.3%	39.5%	0.0%	100.0%
South East Asia	47.1%	11.8%	41.2%	0.0%	100.0%
Rest of Asia	42.9%	17.5%	39.7%	0.0%	100.0%
Africa	57.1%	42.9%	0.0%	0.0%	100.0%
Central & S. America	100.0%	0.0%	0.0%	0.0%	100.0%
Caribbean & Bermuda	ERR	ERR	ERR	ERR	ERR
All Other Places	60.0%	10.0%	10.0%	20.0%	100.0%

	Age: 25- 34				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	66.9%	14.2%	17.9%	1.1%	100.0%
Non-immigrants	69.4%	14.2%	15.2%	1.3%	100.0%
All Immigrants	59.5%	14.1%	25.9%	0.5%	100.0%
Europe	65.6%	15.8%	17.7%	1.0%	100.0%
Asia	55.9%	14.4%	29.6%	0.1%	100.0%
South East Asia	58.9%	17.0%	24.1%	0.0%	100.0%
Rest of Asia	55.4%	13.7%	30.8%	0.2%	100.0%
Africa	65.5%	6.9%	27.6%	0.0%	100.0%
Central & S. America	65.6%	17.2%	17.2%	0.0%	100.0%
Caribbean & Bermuda	54.3%	17.1%	28.6%	0.0%	100.0%
All Other Places	60.3%	10.3%	27.4%	2.0%	100.0%

	Age: 35- 44				Total %
	Single %	Apartments %	Other Mult. %	Movable %	
<b>TOTAL</b>	79.0%	7.0%	13.3%	0.7%	100.0%
Non-immigrants	80.1%	7.6%	11.3%	1.1%	100.0%
All Immigrants	77.2%	6.1%	16.5%	0.2%	100.0%
Europe	81.2%	6.1%	12.3%	0.4%	100.0%
Asia	75.1%	5.9%	19.0%	0.1%	100.0%
South East Asia	74.3%	6.9%	18.8%	0.0%	100.0%
Rest of Asia	75.3%	5.7%	19.0%	0.0%	100.0%
Africa	70.2%	8.0%	21.8%	0.0%	100.0%
Central & S. America	78.4%	8.8%	12.7%	0.0%	100.0%
Caribbean & Bermuda	75.4%	3.1%	18.5%	3.1%	100.0%
All Other Places	74.9%	6.8%	17.6%	0.7%	100.0%

... cont'd. on next page

	Age: 45– 54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	80.4%	7.7%	11.0%	0.9%	100.0%
Non-immigrants	80.8%	8.2%	9.7%	1.3%	100.0%
All Immigrants	79.9%	7.1%	12.5%	0.4%	100.0%
Europe	82.1%	7.7%	9.6%	0.5%	100.0%
Asia	78.9%	5.6%	15.5%	0.1%	100.0%
South East Asia	74.6%	7.3%	17.6%	0.5%	100.0%
Rest of Asia	79.8%	5.2%	15.0%	0.0%	100.0%
Africa	70.3%	10.3%	19.4%	0.0%	100.0%
Central & S. America	74.7%	6.9%	18.4%	0.0%	100.0%
Caribbean & Bermuda	77.4%	11.8%	10.8%	0.0%	100.0%
All Other Places	75.4%	8.1%	15.1%	1.4%	100.0%

	Age: 55– 64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	76.0%	11.1%	11.3%	1.6%	100.0%
Non-immigrants	75.2%	11.7%	10.5%	2.5%	100.0%
All Immigrants	76.9%	10.3%	12.2%	0.6%	100.0%
Europe	77.8%	10.9%	10.4%	0.8%	100.0%
Asia	77.7%	7.8%	14.4%	0.1%	100.0%
South East Asia	75.8%	6.5%	17.7%	0.0%	100.0%
Rest of Asia	78.1%	8.0%	14.0%	0.0%	100.0%
Africa	64.8%	10.2%	25.0%	0.0%	100.0%
Central & S. America	57.6%	21.2%	21.2%	0.0%	100.0%
Caribbean & Bermuda	78.9%	12.3%	8.8%	0.0%	100.0%
All Other Places	67.7%	17.7%	13.3%	1.2%	100.0%

	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	67.0%	21.5%	9.1%	2.4%	100.0%
Non-immigrants	66.7%	21.6%	8.6%	3.0%	100.0%
All Immigrants	67.3%	21.3%	9.9%	1.5%	100.0%
Europe	67.8%	21.8%	8.6%	1.7%	100.0%
Asia	67.8%	17.3%	14.7%	0.2%	100.0%
South East Asia	57.9%	22.4%	19.6%	0.0%	100.0%
Rest of Asia	69.0%	16.7%	14.1%	0.2%	100.0%
Africa	62.5%	30.4%	7.1%	0.0%	100.0%
Central & S. America	56.5%	13.0%	30.4%	0.0%	100.0%
Caribbean & Bermuda	32.1%	46.4%	21.4%	0.0%	100.0%
All Other Places	65.1%	23.1%	10.0%	1.8%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A14.4 (Vancouver – Renters)**  
**Dwelling Type Choices by Place of Birth, Tenure and Age of Household Maintainer**  
**For Total Households**  
**Vancouver, 1991**

*Tenure: Renters*

	Age:		All		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	16.3%	63.7%	19.7%	0.3%	100.0%
Non-immigrants	17.4%	63.6%	18.7%	0.3%	100.0%
All Immigrants	13.4%	64.1%	22.4%	0.1%	100.0%
Europe	12.9%	71.9%	15.0%	0.2%	100.0%
Asia	14.5%	53.2%	32.3%	0.0%	100.0%
South East Asia	12.6%	51.1%	36.3%	0.0%	100.0%
Rest of Asia	15.5%	54.4%	30.1%	0.0%	100.0%
Africa	10.5%	61.8%	27.7%	0.0%	100.0%
Central & S. America	13.6%	53.5%	32.9%	0.0%	100.0%
Caribbean & Bermuda	10.8%	65.8%	23.3%	0.0%	100.0%
All Other Places	13.8%	62.5%	23.6%	0.1%	100.0%

	Age:		15- 24		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	13.2%	65.8%	20.7%	0.4%	100.0%
Non-immigrants	13.5%	66.0%	20.0%	0.5%	100.0%
All Immigrants	11.0%	64.5%	24.5%	0.0%	100.0%
Europe	10.6%	72.5%	17.0%	0.0%	100.0%
Asia	11.0%	55.7%	33.3%	0.0%	100.0%
South East Asia	10.4%	60.9%	28.7%	0.0%	100.0%
Rest of Asia	11.5%	52.2%	36.3%	0.0%	100.0%
Africa	0.0%	88.6%	11.4%	0.0%	100.0%
Central & S. America	15.0%	58.3%	26.7%	0.0%	100.0%
Caribbean & Bermuda	12.5%	75.0%	12.5%	0.0%	100.0%
All Other Places	11.9%	66.7%	22.2%	- 0.7%	100.0%

	Age:		25- 34		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	18.8%	57.4%	23.5%	0.3%	100.0%
Non-immigrants	19.9%	57.7%	22.1%	0.3%	100.0%
All Immigrants	14.6%	56.0%	29.3%	0.1%	100.0%
Europe	16.9%	61.4%	21.5%	0.2%	100.0%
Asia	13.2%	50.0%	36.8%	0.0%	100.0%
South East Asia	10.2%	51.2%	38.5%	0.0%	100.0%
Rest of Asia	15.3%	49.2%	35.4%	0.0%	100.0%
Africa	5.8%	73.2%	19.6%	1.4%	100.0%
Central & S. America	12.2%	55.8%	32.0%	0.0%	100.0%
Caribbean & Bermuda	9.4%	68.8%	21.9%	0.0%	100.0%
All Other Places	16.3%	52.1%	31.6%	0.0%	100.0%

	Age:		35- 44		
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	21.9%	53.8%	24.0%	0.3%	100.0%
Non-immigrants	23.8%	54.4%	21.4%	0.4%	100.0%
All Immigrants	17.0%	52.3%	30.6%	0.1%	100.0%
Europe	17.7%	61.1%	21.1%	0.1%	100.0%
Asia	16.8%	43.9%	39.3%	0.0%	100.0%
South East Asia	12.9%	45.8%	41.3%	0.0%	100.0%
Rest of Asia	19.2%	43.0%	37.8%	0.0%	100.0%
Africa	15.2%	45.6%	39.2%	0.0%	100.0%
Central & S. America	15.8%	47.3%	36.9%	0.0%	100.0%
Caribbean & Bermuda	11.8%	54.9%	33.3%	0.0%	100.0%
All Other Places	17.8%	51.6%	30.7%	0.0%	100.0%

... cont'd. on next page

	Age: 45– 54				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	18.6%	61.2%	19.9%	0.3%	100.0%
Non-immigrants	18.3%	63.5%	17.7%	0.4%	100.0%
All Immigrants	19.1%	57.5%	23.2%	0.1%	100.0%
Europe	18.6%	63.8%	17.5%	0.2%	100.0%
Asia	22.4%	44.8%	32.8%	0.0%	100.0%
South East Asia	21.5%	45.8%	32.7%	0.0%	100.0%
Rest of Asia	22.8%	44.0%	32.6%	0.5%	100.0%
Africa	16.0%	56.6%	27.4%	0.0%	100.0%
Central & S. America	18.3%	49.3%	32.4%	0.0%	100.0%
Caribbean & Bermuda	14.7%	57.4%	27.9%	0.0%	100.0%
All Other Places	16.6%	60.5%	22.9%	0.0%	100.0%

	Age: 55– 64				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	11.7%	73.7%	14.3%	0.4%	100.0%
Non-immigrants	10.8%	76.3%	12.5%	0.4%	100.0%
All Immigrants	13.2%	69.0%	17.4%	0.3%	100.0%
Europe	13.4%	73.9%	12.3%	0.4%	100.0%
Asia	15.1%	54.9%	29.9%	0.0%	100.0%
South East Asia	15.2%	51.9%	32.9%	0.0%	100.0%
Rest of Asia	15.1%	56.0%	28.9%	0.0%	100.0%
Africa	6.8%	62.7%	30.5%	0.0%	100.0%
Central & S. America	5.7%	62.9%	31.4%	0.0%	100.0%
Caribbean & Bermuda	10.3%	79.3%	10.3%	0.0%	100.0%
All Other Places	11.7%	71.8%	15.5%	1.0%	100.0%

	Age: 65 +				
	Single %	Apartments %	Other Mult. %	Movable %	Total %
<b>TOTAL</b>	5.3%	87.0%	7.6%	0.1%	100.0%
Non-immigrants	5.5%	87.1%	7.3%	0.1%	100.0%
All Immigrants	5.0%	87.0%	8.0%	0.0%	100.0%
Europe	4.7%	88.0%	7.2%	0.1%	100.0%
Asia	6.7%	82.2%	11.1%	0.0%	100.0%
South East Asia	6.1%	73.5%	20.4%	0.0%	100.0%
Rest of Asia	6.8%	83.9%	9.2%	0.0%	100.0%
Africa	4.7%	83.7%	11.6%	0.0%	100.0%
Central & S. America	0.0%	88.9%	11.1%	0.0%	100.0%
Caribbean & Bermuda	0.0%	82.4%	17.6%	0.0%	100.0%
All Other Places	5.4%	88.5%	6.1%	0.0%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A15**  
**Household Type by Place of Birth**  
**For Non- Permanent Residents, All Immigrants, Recent Immigrants, and Non- Immigrants**  
**Canada, 1991**

*Proportion of Households in Each Household Type Category*

	Non- Family Households		Family Households				Total %
	Single Person	Other	Husb- Wife w/o Child.	Husb- Wife w/Child.	Lone Parent	Multiple Family	
<b>NON- PERMANENT RESIDENTS</b>							
<b>TOTAL</b>	24.0%	16.9%	15.6%	33.8%	8.2%	1.5%	100.0%
Europe	27.7%	7.8%	20.0%	37.1%	6.3%	1.0%	100.0%
Asia	21.9%	24.9%	12.7%	32.3%	6.2%	2.0%	100.0%
South East Asia	21.3%	32.6%	12.6%	25.7%	6.0%	1.8%	100.0%
Rest of Asia	22.0%	23.6%	12.6%	33.4%	6.3%	2.0%	100.0%
Africa	27.2%	21.1%	14.5%	25.9%	10.0%	1.4%	100.0%
Central & S. America	16.4%	13.6%	11.5%	43.6%	13.1%	1.8%	100.0%
Caribbean & Bermuda	25.7%	13.0%	11.1%	29.5%	18.5%	2.2%	100.0%
All Other Places	28.3%	7.4%	25.5%	32.7%	5.7%	0.4%	100.0%
<b>RECENT IMMIGRANTS</b>							
<b>TOTAL</b>	14.3	8.0	16.0	48.8	8.9	4.0	100.0%
Europe	18.0%	5.6%	19.6%	49.5%	5.8%	1.5%	100.0%
Asia	10.6%	8.9%	13.8%	53.2%	7.3%	6.2%	100.0%
South East Asia	10.4%	14.3%	11.2%	45.8%	12.5%	5.7%	100.0%
Rest of Asia	10.6%	7.3%	14.5%	55.4%	5.7%	6.4%	100.0%
Africa	22.2%	12.6%	16.3%	39.4%	7.7%	1.8%	100.0%
Central & S. America	11.7%	7.0%	12.3%	49.7%	15.9%	3.4%	100.0%
Caribbean & Bermuda	17.8%	8.6%	13.5%	30.0%	27.3%	2.8%	100.0%
All Other Places	18.6%	4.2%	31.1%	38.9%	5.9%	1.3%	100.0%
<b>ALL IMMIGRANTS</b>							
<b>TOTAL</b>	20.0%	4.0%	23.3%	41.2%	8.5%	2.9%	100.0%
Europe	22.3%	3.2%	28.2%	37.8%	6.9%	1.6%	100.0%
Asia	11.3%	5.3%	13.2%	54.8%	7.7%	7.7%	100.0%
South East Asia	10.4%	7.9%	11.0%	51.5%	11.1%	8.1%	100.0%
Rest of Asia	11.6%	4.3%	13.9%	56.0%	6.5%	7.6%	100.0%
Africa	18.9%	6.1%	16.6%	47.1%	8.8%	2.5%	100.0%
Central & S. America	13.3%	5.3%	12.6%	49.8%	15.4%	3.7%	100.0%
Caribbean & Bermuda	18.5%	5.7%	11.2%	36.7%	25.5%	2.4%	100.0%
All Other Places	28.9%	5.0%	26.0%	30.5%	8.6%	1.0%	100.0%
<b>NON- IMMIGRANTS</b>							
<b>TOTAL</b>	23.5%	5.1%	25.3%	36.4%	9.1%	0.6%	100.0%
Europe	26.3%	6.9%	25.2%	33.9%	7.1%	0.7%	100.0%
Asia	16.3%	8.8%	20.3%	45.0%	6.6%	3.1%	100.0%
South East Asia	9.2%	16.9%	7.7%	53.8%	12.3%	0.0%	100.0%
Rest of Asia	18.0%	7.1%	23.5%	42.4%	5.1%	3.9%	100.0%
Africa	17.5%	12.7%	16.7%	46.0%	7.1%	0.0%	100.0%
Central & S. America	21.4%	7.5%	17.4%	46.8%	7.0%	0.0%	100.0%
Caribbean & Bermuda	15.2%	9.1%	13.6%	40.2%	19.7%	2.3%	100.0%
All Other Places	23.5%	5.1%	25.3%	36.4%	9.1%	0.6%	100.0%

Source: 1991 Census of Canada custom tabulations

**Table A16: Households with Non- Permanent Resident Maintainers Who Own  
Compared with All and Recent Immigrants and Non- immigrants  
Montreal, Toronto, Vancouver: All Households, 1991**

<i>Montreal</i>									
<b>NON- PERMANENT RESIDENTS</b>	<b>15- 24</b>	<b>25- 34</b>	<b>35- 44</b>	<b>45- 54</b>	<b>55- 64</b>	<b>65 +</b>	<b>65- 74</b>	<b>75 +</b>	<b>All</b>
<b>Total</b>	2.9%	4.3%	11.6%	19.9%	35.1%	27.4%	31.0%	23.2%	9.4%
Europe	4.2%	5.7%	26.8%	43.3%	68.8%	32.8%	47.1%	17.9%	23.1%
Asia	1.8%	3.7%	9.9%	4.8%	9.5%	13.3%	0.0%	0.0%	5.5%
South- east Asia	0.0%	7.4%	5.0%	15.4%	0.0%	0.0%	0.0%	NA	4.4%
Rest of Asia	1.9%	3.2%	11.1%	5.9%	0.0%	14.3%	0.0%	28.6%	5.7%
Africa	4.1%	1.8%	1.7%	9.5%	0.0%	0.0%	0.0%	NA	2.4%
Central & S. America	2.4%	5.2%	5.5%	0.0%	12.5%	NA	NA	NA	4.8%
Caribbean & Bermuda	0.0%	5.9%	3.4%	10.5%	0.0%	0.0%	0.0%	0.0%	4.5%
All Other Imm.	0.0%	5.4%	25.9%	26.7%	23.1%	37.5%	0.0%	47.1%	18.2%
Immigrants 1986- 91	4.3%	10.3%	19.7%	28.4%	27.2%	18.1%	19.9%	13.2%	16.1%
All Immigrants	7.5%	25.9%	53.7%	66.9%	68.8%	50.0%	57.4%	39.0%	52.9%
Non- immigrants	8.6%	36.5%	55.1%	59.0%	53.8%	37.4%	42.2%	29.1%	45.7%
<i>Toronto</i>									
<b>NON- PERMANENT RESIDENTS</b>	<b>15- 24</b>	<b>25- 34</b>	<b>35- 44</b>	<b>45- 54</b>	<b>55- 64</b>	<b>65 +</b>	<b>65- 74</b>	<b>75 +</b>	<b>All</b>
<b>Total</b>	12.6%	9.2%	14.1%	31.7%	44.2%	42.5%	44.6%	39.7%	15.7%
Europe	5.7%	12.7%	28.0%	54.8%	66.3%	58.1%	67.9%	47.2%	31.9%
Asia	21.4%	10.4%	12.7%	24.8%	32.1%	16.7%	21.7%	0.0%	14.8%
South- east Asia	10.8%	4.5%	12.2%	34.6%	0.0%	0.0%	0.0%	NA	10.1%
Rest of Asia	22.8%	11.2%	12.7%	23.7%	33.8%	14.8%	21.1%	0.0%	15.4%
Africa	5.7%	5.8%	8.6%	13.3%	0.0%	0.0%	0.0%	NA	6.6%
Central & S. America	3.6%	4.5%	6.2%	8.2%	11.8%	0.0%	0.0%	NA	5.3%
Caribbean & Bermuda	6.3%	8.0%	9.0%	23.4%	33.3%	0.0%	0.0%	NA	9.4%
All Other Imm.	8.3%	16.4%	22.1%	30.2%	50.0%	30.0%	0.0%	33.3%	21.8%
Immigrants 1986- 91	9.6%	22.5%	35.8%	42.5%	43.9%	32.7%	33.8%	29.3%	29.9%
All Immigrants	13.9%	37.3%	62.3%	74.2%	77.0%	63.5%	69.5%	53.9%	62.4%
Non- immigrants	11.8%	40.1%	61.5%	68.9%	70.0%	61.9%	66.5%	54.5%	55.5%
<i>Vancouver</i>									
<b>NON- PERMANENT RESIDENTS</b>	<b>15- 24</b>	<b>25- 34</b>	<b>35- 44</b>	<b>45- 54</b>	<b>55- 64</b>	<b>65 +</b>	<b>65- 74</b>	<b>75 +</b>	<b>All</b>
<b>Total</b>	19.3%	12.1%	17.9%	34.9%	52.3%	62.2%	66.7%	61.5%	20.3%
Europe	23.8%	3.4%	21.2%	61.9%	85.7%	73.1%	66.7%	75.0%	33.7%
Asia	21.3%	15.9%	18.1%	28.2%	42.9%	44.4%	60.0%	0.0%	19.7%
South- east Asia	6.3%	4.5%	10.5%	33.3%	NA	NA	NA	NA	6.9%
Rest of Asia	23.7%	17.8%	19.1%	27.3%	40.0%	50.0%	60.0%	0.0%	21.8%
Africa	0.0%	0.0%	0.0%	NA	NA	NA	NA	NA	7.4%
Central & S. America	0.0%	6.5%	0.0%	0.0%	NA	NA	NA	NA	5.2%
Caribbean & Bermuda	NA	50.0%	0.0%	0.0%	NA	NA	NA	NA	20.0%
All Other Imm.	0.0%	9.6%	21.8%	23.5%	22.2%	55.6%	100.0%	50.0%	17.7%
Immigrants 1986- 91	14.0%	29.6%	59.2%	67.1%	75.2%	70.2%	71.3%	66.7%	50.6%
All Immigrants	15.7%	41.7%	68.0%	75.1%	78.8%	63.8%	70.5%	55.8%	65.7%
Non- immigrants	8.6%	35.3%	57.5%	68.5%	70.8%	67.1%	70.3%	62.5%	53.7%

Source: 1991 Census of Canada custom tabulations