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# APPENDIX A: RDKB HOUSING CONTEXT

# Population

**Table 1: Population Change, Regional District of Kootenay Boundary, (2006 – 2016)**

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
RDKB	30,742	31,138	31,447	705	2.3	0.23

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 2: Average and Median Age, Regional District of Kootenay Boundary, (2006 – 2016)**

Year	Average Age	Median Age
2006	43.4	47.3
2011	45.3	49.5
2016	47.0	51.6

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 3: Age Group Distribution, Regional District of Kootenay Boundary, (2006 – 2016)**

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	4,615	15%	4,385	14%	4,315	14%
15 to 19	1,940	6%	1,815	6%	1,520	5%
20 to 24	1,375	4%	1,300	4%	1,270	4%
25 to 64	16,590	54%	16,920	54%	16,350	52%
65 to 84	5,455	18%	5,870	19%	7,005	22%
85+	770	3%	845	3%	980	3%
Total	30,745	100%	31,135	100%	31,440	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 4: Mobility, Regional District of Kootenay Boundary, (2006 – 2016)**

Mobility Status	2006	2011	2016
Movers	4,100	3,400	4,160
Non-Migrants	1,955	1,375	1,900
Migrants	2,150	2,015	2,255

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

# Households

**Table 5: Households, Regional District of Kootenay Boundary, (2006 – 2016)**

RDKB	2006	2011	2016
Total Number of Households	13,630	13,925	14,340
Average Household Size	2.2	2.2	2.1

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 6: Household Size Distribution, Regional District of Kootenay Boundary, (2006 – 2016)**

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	4,215	31%	4,290	31%	4,595	32%
2 people	5,500	40%	5,770	41%	6,040	42%
3 people	1,695	11%	1,715	12%	1,680	12%
4 people	1,535	11%	1,510	11%	1,445	10%
5+ people	685	5%	640	5%	590	4%
Total	13,630	100%	13,925	100%	14,350	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 7: Housing Tenure, Regional District of Kootenay Boundary, (2006 – 2016)**

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	2,415	18%	2,425	18%	2,830	20%
Owner	11,215	82%	11,505	82%	11,510	80%
Total	13,630	100%	13,930	100%	14,340	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 8: Renter Households in Subsidized Housing, Regional District of Kootenay Boundary, (2016)**

Community	2006		2011		2016	
	#	%	#	%	#	%
RDKB	0	0%	255	11%	270	10%

Source: Statistics Canada, 2016 Census of Population

**Table 9: Average and Median Household Income, Regional District of Kootenay Boundary, (2006 – 2016)**

Community		2006	2011	2016
RDKB	Average Income	\$65,146	\$65,269	\$74,878
	Median Income	\$54,424	\$52,690	\$60,543

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 10: Number of Households in Specified Income Brackets, Regional District of Kootenay Boundary, (2006 – 2016)**

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	305	2%	440	3%	250	2%
\$5,000 to \$9,999	215	2%	240	2%	120	1%
\$10,000 to \$14,999	485	4%	635	5%	530	4%
\$15,000 to \$19,999	780	6%	830	6%	760	5%
\$20,000 to \$24,999	935	7%	910	7%	805	6%
\$25,000 to \$29,999	780	6%	725	5%	600	4%
\$30,000 to \$34,999	640	5%	765	5%	735	5%
\$35,000 to \$39,999	700	5%	620	4%	745	5%
\$40,000 to \$44,999	765	6%	615	4%	690	5%
\$45,000 to \$49,999	670	5%	495	4%	690	5%
\$50,000 to \$59,999	1,220	9%	865	6%	1,180	8%
\$60,000 to \$69,999	1,040	8%	1,145	8%	1,045	7%
\$70,000 to \$79,999	890	7%	840	6%	990	7%
\$80,000 to \$89,999	820	6%	595	4%	795	6%
\$90,000 to \$99,999	750	6%	730	5%	770	5%
\$100,000 to \$124,999	1,215	9%	1,425	10%	1,310	9%
\$125,000 to \$149,999	720	5%	730	5%	925	6%
\$150,000 to \$199,999	520	4%	880	6%	945	7%
\$200,000 and over	185	1%	440	3%	460	3%
<b>Total</b>	<b>13,630</b>	<b>100%</b>	<b>13,925</b>	<b>100%</b>	<b>14,340</b>	<b>100%</b>

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data



**Table 11: Average and Median Renter Household Income, Regional District of Kootenay Boundary, (2006 – 2016)**

RDKB		2006	2011	2016
	Renter Average Income	\$38,579	\$45,082	\$47,063
	Renter Median Income	\$29,825	\$32,242	\$36,000

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 12: Number of Renter Households in Specified Income Brackets, Regional District of Kootenay Boundary, (2006 - 2016)**

RDKB	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	135	6%	135	6%	95	3%
\$5,000 to \$9,999	80	3%	130	5%	50	2%
\$10,000 to \$14,999	220	9%	335	14%	290	10%
\$15,000 to \$19,999	270	11%	205	9%	315	11%
\$20,000 to \$24,999	270	11%	220	9%	235	8%
\$25,000 to \$29,999	265	11%	115	5%	210	7%
\$30,000 to \$34,999	115	5%	165	7%	180	6%
\$35,000 to \$39,999	125	5%	145	6%	190	7%
\$40,000 to \$44,999	190	8%	75	3%	155	5%
\$45,000 to \$49,999	120	5%	50	2%	135	5%
\$50,000 to \$59,999	185	8%	115	5%	210	7%
\$60,000 to \$69,999	140	6%	185	8%	205	7%
\$70,000 to \$79,999	75	3%	90	4%	105	4%
\$80,000 to \$89,999	115	5%	105	4%	105	4%
\$90,000 to \$99,999	40	2%	60	2%	90	3%
\$100,000 to \$124,999	50	2%	170	7%	120	4%
\$125,000 to \$149,999	15	1%	65	3%	85	3%
\$150,000 to \$199,999	10	0%	45	2%	50	2%
\$200,000 and over	10	0%	0	0%	20	1%
<b>Total</b>	<b>2,430</b>	<b>100%</b>	<b>2,425</b>	<b>100%</b>	<b>2,830</b>	<b>100%</b>

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 13: Owner Household Income, Regional District of Kootenay Boundary, (2006 – 2016)**

Community		2006	2011	2016
RDKB	Average Income	\$70,870	\$76,371	\$81,713
	Median Income	\$60,936	\$62,634	\$68,648

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 14: Number of Owner Households in Specified Income Bracket, Regional District of Kootenay Boundary, (2016)**

RDKB	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	170	2%	305	3%	155	1%
\$5,000 to \$9,999	130	1%	105	1%	75	1%
\$10,000 to \$14,999	265	2%	300	3%	240	2%
\$15,000 to \$19,999	515	5%	625	5%	450	4%
\$20,000 to \$24,999	670	6%	690	6%	570	5%
\$25,000 to \$29,999	510	5%	610	5%	395	3%
\$30,000 to \$34,999	525	5%	595	5%	555	5%
\$35,000 to \$39,999	575	5%	475	4%	550	5%
\$40,000 to \$44,999	575	5%	540	5%	540	5%
\$45,000 to \$49,999	555	5%	450	4%	555	5%
\$50,000 to \$59,999	1,035	9%	755	7%	965	8%
\$60,000 to \$69,999	900	8%	950	8%	835	7%
\$70,000 to \$79,999	815	7%	750	7%	885	8%
\$80,000 to \$89,999	705	6%	495	4%	690	6%
\$90,000 to \$99,999	710	6%	670	6%	680	6%
\$100,000 to \$124,999	1,165	10%	1,255	11%	1,190	10%
\$125,000 to \$149,999	705	6%	665	6%	840	7%
\$150,000 to \$199,999	510	5%	835	7%	895	8%
\$200,000 and over	180	2%	435	4%	440	4%
<b>Total</b>	<b>11,215</b>	<b>100%</b>	<b>11,505</b>	<b>100%</b>	<b>11,510</b>	<b>100%</b>

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

# Economic Sectors and Labour Force

**Table 15: Total Number of Workers, Regional District of Kootenay Boundary, (2006 – 2016)**

Community	2006	2011	2016
RDKB	15,140	14,105	14,615

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 16: Number of Workers by Industry, Regional District of Kootenay Boundary, (2006 – 2016)**

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	930	700	805
Mining, quarrying, and oil and gas extraction	175	325	210
Utilities	255	255	230
Construction	1,170	1,150	1,320
Manufacturing	2,385	1,750	1,910
Wholesale trade	225	225	250
Retail trade	2,080	1,795	1,805
Transportation and warehousing	460	455	405
Information and cultural industries	185	115	170
Finance and insurance	380	400	415
Real estate and rental and leasing	200	150	200
Professional, scientific and technical services	510	465	675
Management of companies and enterprises	10	0	25
Administrative and support, waste management and remediation services	580	615	575
Educational services	820	1,005	920
Health care and social assistance	1,810	2,030	1,955
Arts, entertainment and recreation	410	315	340
Accommodation and food services	1,165	830	925
Other services (except public administration)	690	715	665
Public administration	615	810	595
Total	15,055	14,080	14,405

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 17: Unemployment Rate and Participation Rate, Regional District of Kootenay Boundary, (2006 – 2016)**

Community		2006	2011	2016
RDKB	Unemployment Rate	6.7%	9.2%	7.9%
	Participation Rate	60.0%	55.6%	55.4%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 18: Commuting Destination, Regional District of Kootenay Boundary, (2016)**

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
RDKB	4,265	6,040	1,235	140

Source: Statistics Canada, 2016 Census of Population

## Housing Units

**Table 19: Total Number of Housing Units, Regional District of Kootenay Boundary, (2016)**

Housing Units	2016
Total number of housing units	14,340

Source: Statistics Canada, 2016 Census of Population

**Table 20: Breakdown by Structural Type of Units, Regional District of Kootenay Boundary, (2016)**

Housing Mix	2016 #	2016 %
Single-Detached	11,425	80%
Semi-Detached	295	2%
Row House	370	3%
Apartment or Flat in a Duplex	265	2%
Apartment with fewer than 5 storeys	1,210	8%
Apartment with 5 or more storeys	5	0%
Other Single-Attached House	35	0%
Movable Dwelling <sup>1</sup>	735	5%
<b>Total</b>	<b>14,350</b>	<b>100%</b>

Source: Statistics Canada, 2016 Census of Population

<sup>1</sup> Includes mobile homes, house boats, recreational vehicles

**Table 21: Housing Composition by Size, Regional District of Kootenay Boundary, (2016)**

Housing Mix	2016
Bachelor Units (0 bedrooms)	35
1 Bedroom Units	1,120
2 Bedroom Units	3,795
3 Bedroom Units	5,615
4+ Bedroom Units	3,775

Source: Statistics Canada, 2016 Census of Population

**Table 22: Number and Percentage Breakdown by Date Built, Regional District of Kootenay Boundary (2016)**

Date Built	#	%
Pre-1960	5,730	40%
1961-1980	4,160	29%
1981-1990	1,290	9%
1991-2000	1,620	11%
2001-2005	465	3%
2006-2010	700	5%
2011-2016	380	3%
Total	14,345	100%

Source: Statistics Canada, 2016 Census of Population

**Table 23: Number of Subsidized Housing Units, Regional District of Kootenay Boundary (2020)**

*Please note: due to the suppression of individual sub-category counts of less than five (5) some categories may not sum to their totals as expected. In other cases, only category totals are available.*

Transitional Supported and Assisted Living				Independent Social Housing	
	Frail Seniors	Special Needs	Women and Children Fleeing Violence	Low Income Families	Low Income Seniors
Fruitvale	9	0	0	0	0
Trail	60	20	16	14	34
Rossland	0	0	0	42	
Grand Forks	17	0	16	77	28
Greenwood	0	0	0	4	
Midway	5			0	16
RDKB	91	20	32	95	120
	143			215	

Source: BC Housing Research and Corporate Planning Dept, Unit Count Reporting Model, 31 March 2020

**Table 24: Rent Assistance in the Private Market, Regional District of Kootenay Boundary (2020)**

Please note: due to the suppression of individual sub-category counts of less than five (5) some categories may not sum to their totals as expected. In other cases, only category totals are available.

Rent Assistance in Private Market			
	Rent Assisted Families	Rent Assisted Seniors	Total
Fruitvale	-	-	7
Montrose	0	0	0
Trail	20	48	68
Warfield	-	-	4
Rossland	11	6	17
Grand Forks	-	-	44
Greenwood	-	-	5
Midway	-	-	4
Electoral Area C	-	-	5
Electoral Area D	-	-	2
Electoral Area E	-	-	5
RDKB	41	120	161

Source: BC Housing Research and Corporate Planning Dept, Unit Count Reporting Model, 31 March 2020

**Table 25: Shelter Beds and Housing Units for People Experiencing or at Risk of Homelessness, Regional District of Kootenay Boundary, (2020)**

Please note: only Grand Forks has units, with only the category total provided, which may refer to “homeless housed,” “homeless rent supplements,” or “homeless shelters”

Emergency Shelter and Housing for the Homeless	
Grand Forks	5
RDKB	5

Source: BC Housing Research and Corporate Planning Dept, Unit Count Reporting Model, 31 March 2020

**Table 26: Registered New Homes by Date Built, Regional District of Kootenay Boundary, (2016-2018)**

Date Built	2016 #	2017 #	2018 #
Single Detached	68	62	57
Multi-Unit Homes	5	56	14
Rental	0	0	6

Source: BC Housing New Homes Registry (2016 – 2018)

**Table 27: Permits by Structure Type by Date Built, Regional District of Kootenay Boundary, (2010-2019)**

Single	Manufactured Home	Multi-Unit	Demolition
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Year	Detached							
	Permits	Units	Permits	Units	Permits	Units	Permits	Units
2010	65	65	10	10	0	0	1	-
2011	50	50	12	12	12	12	-	-
2012	49	48	16	14	3	82	1	-
2013	49	49	12	12	0	0	2	-
2014	40	40	17	17	2	6	20	-
2015	50	51	7	7	0	0	24	-
2016	60	60	17	17	2	5	20	-
2017	71	71	25	25	11	73	25	-
2018	69	75	22	22	5	18	37	-
2019	84	91	39	41	7	57	25	-
Total	587	600	177	177	42	253	155	-

Source: Local Government Building Permit Reports (2010 – 2019)

**Table 28: Single-Detached Typical Assessed Value in RDKB Communities, (2016-2020)**

Assessed Value: Single Detached	2016	2017	2018	2019	2020	Change 2016-2020 %
City of Grand Forks	\$194,000	\$213,000	\$229,000	\$250,000	\$253,000	30%
City of Greenwood	\$125,000	\$130,000	\$136,000	\$133,000	\$134,000	7%
City of Rossland	\$255,000	\$271,000	\$286,000	\$335,000	\$362,000	42%
City of Trail	\$155,000	\$179,000	\$175,000	\$196,000	\$205,000	32%
Village of Fruitvale	\$216,000	\$221,000	\$253,000	\$276,000	\$288,000	33%
Village of Midway	\$176,000	\$183,000	\$197,000	\$212,000	\$196,000	11%
Village of Montrose	\$233,000	\$242,000	\$234,000	\$271,000	\$279,000	20%
Village of Warfield	\$193,000	\$209,000	\$196,000	\$221,000	\$256,000	33%

Source: BC Assessment, Kootenay Columbia Market Reports (2016 – 2020)

**Table 29: Assessed Value by Unit Size, RDKB, (2019)**

Assessed Value: By Unit Size	Units #	Average Per Unit \$
1 Bedroom Units	1,051	\$179,881
2 Bedroom Units	4,602	\$206,197
3+ Bedroom Units	12,099	\$288,689
Total	17,752	\$261,311

Source: BC Assessment. 2019 Assessment Roll

**Table 30: Assessed Value by Property Class, RDKB, (2019)**

Assessed Value: By Structure Type	Units #	Average Per Unit \$
Single Detached	9,823	\$272,068
2 Acres or More	2,291	\$328,513
Strata lot residence (Condo)	1,685	\$297,108
Duplex	1,181	\$155,053
Manufactured Home	979	\$102,074
Residential Dwelling with suite	743	\$146,990
Row Housing	422	\$329,258
Seasonal Dwelling	411	\$379,010
Stores and/or Offices with Apartments	100	\$43,835
Fourplex	62	\$125,968
Store(s) and Living Quarters	37	\$63,357
Triplex	9	\$196,033
Property subject to section 19(8)	9	\$317,611
Total	17,752	\$261,311

Source: BC Assessment. 2019 Assessment Roll

**Table 31: Sales Value by Unit Size, RDKB, (2019)**

Sales Value by Unit Size: RDKB	Sales Count #	Average Per Unit \$
1 Bedroom Units	40	\$181,865
2 Bedroom Units	291	\$227,999
3+ Bedroom Units	629	\$322,097
Total	960	\$287,730

Source: BC Assessment. 2019 Assessment Roll

**Table 32: Sales Value by Property Class, RDKB, (2019)**

Sales Value by Property Class: RDKB	Sales Count #	Average Per Unit \$
Single Detached	549	\$268,958
Strata Lot Residence (Condo)	127	\$360,175
Manufactured Home (Within Manufactured Home Park)	40	\$74,495
Duplex, Strata Side by Side	39	\$286,302
Manufactured Home (Not In Manufactured Home Park)	39	\$145,018



3 Acres or More (Single Family Dwelling, Duplex)	33	\$403,845
2 Acres or More (Single Family Dwelling, Duplex)	32	\$394,988
Row Housing	28	\$347,243
Residential Dwelling with Suite	26	\$257,269
Duplex, Non-Strata Side by Side or Front / Back	14	\$393,278
2 Acres or More (Manufactured Home)	7	\$204,001
4 Acres or More (Single Family Dwelling, Duplex)	7	\$431,513
Seasonal Dwelling	7	\$630,143
3 Acres or More (Manufactured Home)	3	\$266,719
2 Acres or More (Seasonal Dwelling)	2	\$380,500
5 Acres or More (Single Family Dwelling, Duplex)	2	\$1,469,513
Fourplex	2	\$420,500
4 Acres or More (Manufactured Home)	1	\$325,000
Stores and Living Quarters	1	\$450,000
Stores and/or Offices with Apartments	1	\$160,000
Total	960	\$287,730

Source: BC Assessment. 2019 Assessment Roll

## Housing Values: Core Housing Need

**Table 33: Affordability - Households Spending 30%+ of Income on Shelter Costs, Regional District of Kootenay Boundary, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	2055	16%	2355	18%	2275	17%
Renter	825	37%	925	42%	1005	37%
Owner	1235	11%	1430	13%	1265	11%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 34: Adequacy - Households in Dwellings Requiring Major Repairs, Regional District of Kootenay Boundary, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	1305	10%	1400	11%	1295	9%
Renter	380	17%	365	16%	365	14%

Owner	925	9%	1035	9%	930	8%
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Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 35: Suitability – Households in Overcrowded Dwellings, Regional District of Kootenay Boundary, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	420	3%	250	2%	315	2%
Renter	180	8%	130	6%	130	5%
Owner	235	2%	120	1%	180	2%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 36: Households in Core Housing Need, Regional District of Kootenay Boundary (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	1,585	12%	1500	11%	1320	10%
Renter	660	29%	690	31%	735	27%
Owner	920	9%	805	7%	590	5%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 37: Households in Extreme Core Housing Need, Regional District of Kootenay Boundary (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	570	4%	665	5%	600	4%
Renter	275	12%	390	18%	345	13%
Owner	295	3%	280	3%	250	2%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 38: Official Community Plan Adoption in RDKB Communities**

Fruitvale	2011
Montrose	2008*

Trail	2001*
Warfield	2017
Rossland	2008
Grand Forks	2011
Greenwood	2009
Midway	2007*
Area A	2011
Area B	2013
Area C	2004
Area D	2016
Area E	Mt. Baldy OCP – 2007 Big White OCP – 2001 Bridesville Townsite Land Use Plan - 2012

\* Currently under review

## Anticipated Population and Households

**Table 39: Anticipated Population and Households, Regional District of Kootenay Boundary, (2019 to 2031)**

RDKB	2019 Index #	2021 #	2026 #	2031 #	Net Change	
					#	%
Projected Population	33,042	32,848	32,348	31,576	-1,466	-4.4%
Total Number of Households	17,309	17,244	17,033	16,615	-694	-4.0%

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

**Table 40: Anticipated Household Size, Regional District of Kootenay Boundary, (2020 to 2025)**

Regional District	2020 #	2021 #	2022 #	2023 #	2024 #	2025 #
Kootenay Boundary	2.158	2.158	2.158	2.158	2.158	2.158

Source: BC Stats. Population and Household Projections (2019-2028)

**Table 41: Anticipated Average and Median Age, Regional District of Kootenay Boundary, (2020 to 2025)**

Kootenay Boundary	2020 #	2021 #	2022 #	2023 #	2024 #	2025 #
Median Age	51.5	51.8	52.2	52.5	52.8	53.0
Average Age	47.1	47.4	47.7	48.0	48.4	48.7

Source: BC Stats. Population and Household Projections (2019-2028)

**Table 42: Anticipated Age Distribution, Regional District of Kootenay Boundary, (2019 to 2031)**

*Please Note: The regional district wide population projections were determined by summing the projections for the RDKB's three Local Health Areas*

RDKB	0 to 14 #	15 to 19 #	20 to 24 #	25 to 64 #	65 to 84 #	85+ #
<b>2019 Index</b>	4,556	1,631	1,437	19,160	8,109	990
2020	4,509	1,744	1,388	18,727	8,474	1,001
<b>2021</b>	4,411	1,764	1,412	18,309	8,753	1,072
2022	4,378	1,716	1,503	17,803	9,157	1,081
2023	4,326	1,686	1,622	17,402	9,417	1,123
2024	4,273	1,688	1,667	17,065	9,661	1,158
2025	4,212	1,692	1,742	16,664	9,966	1,162
<b>2026</b>	4,118	1,680	1,781	16,361	10,201	1,213
<b>2031</b>	3,643	1,780	1,686	15,504	10,587	1,516

Source: BC Stats. Population and Household Projections (2019-2031), Consultant Calculations

**Table 43: Anticipated Age Distribution, Grand Forks Local Health Area, (2019 to 2031)**

*NOTE: The RDKB is covered by a total of three Local Health Areas. The Grand Forks Local Health Area extends beyond municipal boundaries encompassing Electoral Areas C and D*

Grand Forks LHA	0 to 14 #	15 to 19 #	20 to 24 #	25 to 64 #	65 to 84 #	85+ #
<b>2019 Index</b>	1,089	433	220	4,899	3,132	318

Grand Forks LHA	0 to 14 #	15 to 19 #	20 to 24 #	25 to 64 #	65 to 84 #	85+ #
2020	1,046	479	244	4,725	3,175	350
<b>2021</b>	985	490	287	4,560	3,222	376
2022	950	476	350	4,340	3,315	399
2023	921	458	408	4,185	3,364	406
2024	865	468	450	4,018	3,431	423
2025	820	473	484	3,862	3,499	425
<b>2026</b>	793	440	502	3,754	3,533	447
<b>2031</b>	667	349	446	3,404	3,489	587

Source: BC Stats. Population and Household Projections (2019-2031)

**Table 44: Anticipated Age Distribution, Kettle Valley Local Health Area, (2019 to 2031)**

*NOTE: The RDKB is covered by a total of three Local Health Areas. The Kettle Valley Local Health Area extends throughout Electoral Area E*

Kettle Valley LHA	0 to 14 #	15 to 19 #	20 to 24 #	25 to 64 #	65 to 84 #	85+ #
<b>2019 Index</b>	398	130	98	1,897	1,247	90
2020	370	157	103	1,779	1,339	85
<b>2021</b>	366	145	122	1,698	1,377	89
2022	362	140	136	1,591	1,450	85
2023	325	173	123	1,535	1,476	103
2024	311	174	135	1,455	1,517	111
2025	307	149	160	1,375	1,553	127
<b>2026</b>	292	159	152	1,306	1,583	144
<b>2031</b>	240	139	161	1,155	1,491	233

Source: BC Stats. Population and Household Projections (2019-2031)

**Table 45: Anticipated Age Distribution, Trail Local Health Area, (2019 to 2031)**

*NOTE: The RDKB is covered by a total of three Local Health Areas. The Trail Local Health Area extends beyond municipal boundaries encompassing Electoral Areas A and B*

Trail LHA	0 to 14 #	15 to 19 #	20 to 24 #	25 to 64 #	65 to 84 #	85+ #
<b>2019 Index</b>	3,069	1,068	1,119	12,364	3,730	582

Trail LHA	0 to 14 #	15 to 19 #	20 to 24 #	25 to 64 #	65 to 84 #	85+ #
2020	3,093	1,108	1,041	12,223	3,960	566
<b>2021</b>	3,060	1,129	1,003	12,051	4,154	607
2022	3,066	1,100	1,017	11,872	4,392	597
2023	3,080	1,055	1,091	11,682	4,577	614
2024	3,097	1,046	1,082	11,592	4,713	624
2025	3,085	1,070	1,098	11,427	4,914	610
<b>2026</b>	3,033	1,081	1,127	11,301	5,085	622
<b>2031</b>	2,736	1,292	1,079	10,945	5,607	696

Source: BC Stats. Population and Household Projections (2019-2031)

## Anticipated Units Required

**Table 46: Anticipated Number of Units by Size, Baseline Trend, Regional District of Kootenay Boundary, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
Bachelor Units	42	0.2%	42	0.2%	42	0.2%	41	0.2%	-2
1 Bedroom Units	1,352	7.8%	1,347	7.8%	1,330	7.8%	1,298	7.8%	-54
2 Bedroom Units	4,581	26.5%	4,564	26.5%	4,508	26.5%	4,397	26.5%	-184
3 Bedroom Units	6,778	39.2%	6,752	39.2%	6,669	39.2%	6,506	39.2%	-272
4+ Bedroom Units	4,557	26.3%	4,539	26.3%	4,484	26.3%	4,374	26.3%	-183
Total	17,309	100%	17,244	100%	17,033	100%	16,615	100%	-694

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

**Table 47: Anticipated Number of Units by Size, Development Pattern Shift, Regional District of Kootenay Boundary, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
Bachelor Units	42	0.2%	44	0.3%	47	0.3%	58	0.3%	15

Housing Mix	2019 Index		2021		2026		2031		Net Change
	#	%	#	%	#	%	#	%	#
1 Bedroom Units	1,352	7.8%	1,160	8.2%	1,550	8.6%	1,624	9.8%	272
2 Bedroom Units	4,581	26.5%	3,770	26.4%	4,811	26.4%	4,365	26.3%	-216
3 Bedroom Units	6,778	39.2%	5,143	37.6%	6,288	36.0%	5,187	31%	-1,590
4+ Bedroom Units	4,557	26.3%	3,451	25.1%	4,223	23.9%	3,362	20.2%	-1,194
Total	17,309	100%	17,244	100%	17,033	100%	16,615	100%	-694

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations



# APPENDIX B: CITY OF TRAIL HOUSING CONTEXT



# Population

**Table 48: Population Change, City of Trail, (2006 – 2016)**

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Trail	7,237	7,681	7,709	472	6.5%	0.65%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 49: Average and Median Age, City of Trail, (2006 – 2016)**

Year	Average Age	Median Age
2006	45.8	49.4
2011	45.4	48.9
2016	47.1	50.6

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 50: Age Group Distribution, City of Trail, (2006 – 2016)**

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	930	13%	1,000	13%	1,055	14%
15 to 19	410	6%	455	6%	360	5%
20 to 24	350	5%	380	5%	395	5%
25 to 64	3,575	49%	3,910	51%	3,830	50%
65 to 84	1,625	22%	1,570	20%	1,665	22%
85+	350	5%	365	5%	395	5%
Total	7,240	100%	7,680	100%	7,700	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 51: Mobility, City of Trail, (2006 – 2016)**

Mobility Status	2006	2011	2016
Movers	1,250	1,005	1,165
Non-Migrants	595	585	600
Migrants	650	420	565

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

# Households

**Table 52: Households, City of Trail, (2006 – 2016)**

Trail	2006	2011	2016
Total Number of Households	3,520	3,675	3,680
Average Household Size	2.0	2.0	2.0

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 53: Household Size Distribution, City of Trail, (2006 – 2016)**

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	1,435	41%	1,445	39%	1,465	40%
2 people	1,305	37%	1,340	37%	1,345	37%
3 people	350	10%	430	12%	400	11%
4 people	290	8%	325	9%	320	9%
5+ people	130	4%	130	4%	140	4%
Total	3,510	100%	3,670	100%	3,680	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 54: Housing Tenure, City of Trail, (2006 – 2016)**

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	985	28%	905	25%	1,180	32%
Owner	2,530	72%	2,775	76%	2,500	68%
Total	3,515	100%	3,680	100%	3,680	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 55: Renter Households in Subsidized Housing, City of Trail, (2016)**

Community	2006		2011		2016	
	#	%	#	%	#	%
Trail	0	0%	150	17%	135	11%

Source: Statistics Canada, 2016 Census of Population

# Household Income

**Table 56: Average and Median Household Income, City of Trail, (2006 – 2016)**

Community		2006	2011	2016
Trail	Average Income	\$60,526	\$67,527	\$70,523
	Median Income	\$51,023	\$52,367	\$55,424

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 57: Number of Households in Specified Income Brackets, City of Trail, (2006 - 2016)**

Trail	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	45	1%	35	1%	40	1%
\$5,000 to \$9,999	65	2%	105	3%	35	1%
\$10,000 to \$14,999	155	4%	240	7%	230	6%
\$15,000 to \$19,999	195	6%	200	5%	225	6%
\$20,000 to \$24,999	335	9%	160	4%	225	6%
\$25,000 to \$29,999	225	6%	175	5%	175	5%
\$30,000 to \$34,999	165	5%	270	7%	205	6%
\$35,000 to \$39,999	175	5%	235	6%	175	5%
\$40,000 to \$44,999	180	5%	215	6%	150	4%
\$45,000 to \$49,999	190	5%	130	4%	190	5%
\$50,000 to \$59,999	310	9%	275	7%	270	7%
\$60,000 to \$69,999	350	10%	245	7%	310	8%
\$70,000 to \$79,999	195	6%	205	6%	260	7%
\$80,000 to \$89,999	230	7%	200	5%	140	4%
\$90,000 to \$99,999	170	5%	130	4%	220	6%
\$100,000 to \$124,999	255	7%	425	12%	295	8%
\$125,000 to \$149,999	155	4%	155	4%	215	6%
\$150,000 to \$199,999	95	3%	180	5%	205	6%
\$200,000 and over	40	1%	95	3%	115	3%
Total	3,530	100%	3,675	100%	3,680	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 58: Average and Median Renter Household Income, City of Trail, (2006 – 2016)**

		2006	2011	2016
Trail	Renter Average Income	36,197	\$37,815	\$41,889
	Renter Median Income	27,936	\$24,300	\$28,942

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 59: Number of Renter Households in Specified Income Brackets, City of Trail, (2006 - 2016)**

Trail	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	40	4%	25	3%	20	2%
\$5,000 to \$9,999	50	5%	55	6%	25	2%
\$10,000 to \$14,999	125	13%	175	21%	190	16%
\$15,000 to \$19,999	85	9%	100	12%	150	13%
\$20,000 to \$24,999	130	13%	105	12%	130	11%
\$25,000 to \$29,999	120	12%	30	4%	85	7%
\$30,000 to \$34,999	45	5%	65	8%	80	7%
\$35,000 to \$39,999	30	3%	85	10%	75	6%
\$40,000 to \$44,999	60	6%	20	2%	25	2%
\$45,000 to \$49,999	30	3%	0	0%	55	5%
\$50,000 to \$59,999	105	11%	30	4%	75	6%
\$60,000 to \$69,999	60	6%	60	7%	85	7%
\$70,000 to \$79,999	35	4%	0	0%	25	2%
\$80,000 to \$89,999	20	2%	65	8%	35	3%
\$90,000 to \$99,999	15	2%	0	0%	40	3%
\$100,000 to \$124,999	30	3%	35	4%	45	4%
\$125,000 to \$149,999	0	0%	0	0%	20	2%
\$150,000 to \$199,999	10	1%	0	0%	20	2%
\$200,000 and over	0	0%	0	0%	0	0%
Total	990	100%	850	100%	1,180	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 60: Owner Household Income, City of Trail, (2006 – 2016)**

Community		2006	2011	2016
Trail	Average Income	\$70,001	\$77,186	\$84,077
	Median Income	\$61,480	\$64,100	\$70,712

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 61: Number of Owner Households in Specified Income Brackets, City of Trail, (2016)**

Trail	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	10	0%	0	0%	20	1%
\$5,000 to \$9,999	20	1%	45	2%	10	0%
\$10,000 to \$14,999	35	1%	70	3%	40	2%
\$15,000 to \$19,999	115	5%	95	3%	75	3%
\$20,000 to \$24,999	200	8%	55	2%	100	4%
\$25,000 to \$29,999	100	4%	145	5%	95	4%
\$30,000 to \$34,999	120	5%	200	7%	130	5%
\$35,000 to \$39,999	140	6%	155	6%	105	4%
\$40,000 to \$44,999	120	5%	195	7%	125	5%
\$45,000 to \$49,999	155	6%	115	4%	135	5%
\$50,000 to \$59,999	200	8%	240	9%	195	8%
\$60,000 to \$69,999	290	11%	185	7%	225	9%
\$70,000 to \$79,999	165	6%	200	7%	230	9%
\$80,000 to \$89,999	210	8%	130	5%	110	4%
\$90,000 to \$99,999	150	6%	120	4%	180	7%
\$100,000 to \$124,999	220	9%	390	14%	250	10%
\$125,000 to \$149,999	155	6%	145	5%	190	8%
\$150,000 to \$199,999	95	4%	175	6%	185	7%
\$200,000 and over	40	2%	90	3%	110	4%
Total	2,540	100%	2,750	100%	2,510	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

## Economic Sectors and Labour Force

**Table 62: Total Number of Workers, City of Trail, (2006 – 2016)**

Community	2006	2011	2016
Trail	3,350	3,405	3,350

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 63: Number of Workers by Industry, City of Trail, (2006 – 2016)**

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	30	35	10
Mining, quarrying, and oil and gas extraction	55	85	60
Utilities	130	115	45

Construction	170	195	240
Manufacturing	535	455	440
Wholesale trade	90	70	50
Retail trade	565	550	570
Transportation and warehousing	25	80	75
Information and cultural industries	60	0	45
Finance and insurance	105	105	130
Real estate and rental and leasing	50	40	50
Professional, scientific and technical services	125	70	125
Management of companies and enterprises	10	0	0
Administrative and support, waste management and remediation services	140	115	195
Educational services	175	180	210
Health care and social assistance	350	520	455
Arts, entertainment and recreation	65	65	35
Accommodation and food services	280	250	230
Other services (except public administration)	190	160	165
Public administration	150	180	120
Total	3,300	3,270	3,260

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 64: Unemployment Rate and Participation Rate, City of Trail, (2006 – 2016)**

Community		2006	2011	2016
Trail	Unemployment Rate	6.3%	8.5%	9.7%
	Participation Rate	55.6%	53.2%	52.7%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 65: Commuting Destination, City of Trail, (2016)**

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
Trail	1,965	325	290	30

Source: Statistics Canada, 2016 Census of Population

## Housing Units

**Table 66: Total Number of Housing Units, City of Trail, (2016)**

Housing Units	2016
Total number of housing units	3,685

Source: Statistics Canada, 2016 Census of Population

**Table 67: Breakdown by Structural Type of Units, City of Trail, (2016)**

Housing Mix	2016 #	2016 %
Single-Detached	2,630	71%
Semi-Detached	150	4%
Row House	190	5%
Apartment or Flat in a Duplex	185	5%
Apartment with fewer than 5 storeys	510	14%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	15	0%
Movable Dwelling <sup>2</sup>	5	0%
Total	3,685	100%

Source: Statistics Canada, 2016 Census of Population

**Table 68: Housing Composition by Size, City of Trail, (2016)**

Housing Mix	2016
Bachelor Units (0 bedrooms)	0
1 Bedroom Units	365
2 Bedroom Units	1,105
3 Bedroom Units	1,385
4+ Bedroom Units	825

Source: Statistics Canada, 2016 Census of Population

**Table 69: Number and Percentage Breakdown by Date Built, City of Trail, (2016)**

Date Built	#	2016 %
Pre-1960	2,325	63%
1961-1980	870	24%
1981-1990	135	4%
1991-2000	135	4%
2001-2005	55	1%
2006-2010	110	3%
2011-2016	50	1%
Total	3,685	100%

Source: Statistics Canada, 2016 Census of Population

<sup>2</sup> Includes mobile homes, house boats, recreational vehicles

**Table 70: Number of Subsidized Housing Units, City of Trail, (2020)**

Transitional Supported and Assisted Living				Independent Social Housing	
	Frail Seniors	Special Needs	Women and Children Fleeing Violence	Low Income Families	Low Income Seniors
Trail	60	20	16	14	34
Total	96			48	

Source: BC Housing Research and Corporate Planning Dept, Unit Count Reporting Model, 31 March 2020

**Table 71: Permits by Structure Type by Date Built, City of Trail, (2010-2019)**

Year	Single Detached		Manufactured Home		Multi-Unit		Demolition	
	Permits	Units	Permits	Units	Permits	Units	Permits	Units
2010	5	5	1	1	0	0	-	-
2011	8	8	2	2	0	0	-	-
2012	4	4	1	0	0	0	-	-
2013	5	5	0	0	0	0	-	-
2014	4	4	1	1	0	0	2	0
2015	3	3	0	0	0	0	9	0
2016	1	1	0	0	0	0	2	0
2017	2	2	1	1	1	4	2	0
2018	2	2	1	1	0	0	4	0
2019	6	6	0	0	0	0	3	0
Total	40	40	7	6	1	4	22	-

Source: Local Government Building Permit Reports (2010 – 2019)

**Table 72: Assessed Value by Unit Size, City of Trail, (2019)**

Assessed Value by Unit Size: Trail	Unit Count #	Average Per Unit \$
1 Bedroom Units	109	\$109,085
2 Bedroom Units	805	\$151,318
3+ Bedroom Units	2,740	\$205,278
Total	3,654	\$190,521

Source: BC Assessment. 2019 Assessment Roll



**Table 73: Assessed Value by Property Class, City of Trail, (2019)**

Assessed Value by Property Class: Trail	Unit Count #	Average Per Unit \$
Single Detached	2,725	\$215,608
Duplex	442	\$157,776
Residential Dwelling with suite	330	\$78,827
Stores and/or Offices with Apartments	66	\$40,303
Manufactured Home	19	\$63,911
Strata lot residence (Condo)	17	\$94,588
Stores and Living Quarters	16	\$25,038
Row Housing	10	\$85,160
2 Acres or More	10	\$317,090
Fourplex	8	\$108,525
Property subject to section 19(8)	6	\$248,167
Triplex	5	\$123,680
Total	3,654	\$190,521

**Table 74: Sales Value by Unit Size, City of Trail, (2019)**

Sales Value by Unit Size: Trail	Sales Count #	Average Per Unit \$
1 Bedroom Units	10	\$126,780
2 Bedroom Units	63	\$176,407
3+ Bedroom Units	148	\$224,473
Total	221	\$206,350

Source: BC Assessment. 2019 Assessment Roll

**Table 75: Sales Value by Property Class, City of Trail, (2019)**

Sales Value by Property Class: Trail	Sales Count #	Average Per Unit \$
Single Detached	172	\$200,812
Duplex, Strata Side by Side	28	\$279,790
Residential Dwelling with Suite	16	\$167,156
Strata Lot Residence (Condo)	3	\$125,000
Stores and/or Offices with Apartments	1	\$160,000
Manufactured Home (Within Manufactured Home Park)	1	\$20,000

	Total	221	\$206,350
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Source: BC Assessment. 2019 Assessment Roll

## Housing Values: Households in Core Housing Need

**Table 76: Affordability – Households Spending 30%+ of Income on Shelter Costs, City of Trail, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	605	18%	870	24%	660	18%
Renter	380	41%	450	52%	455	40%
Owner	230	9%	420	15%	205	8%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 77: Adequacy - Households in Dwellings Requiring Major Repairs, City of Trail, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	345	10%	490	14%	395	11%
Renter	140	15%	200	23%	165	14%
Owner	210	8%	290	11%	225	9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 78: Suitability – Households in Overcrowded Dwellings, City of Trail, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	75	2%	75	2%	95	3%
Renter	40	4%	55	6%	55	5%
Owner	30	1%	15	1%	45	2%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 79: Households in Core Housing Need, City of Trail, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	350	10%	460	13%	430	12%
Renter	260	28%	275	32%	380	33%

Owner	90	4%	185	7%	55	2%
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Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 80: Households in Extreme Core Housing Need, City of Trail, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	175	5%	185	5%	215	6%
Renter	140	15%	135	16%	200	17%
Owner	35	1%	55	2%	20	1%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

## Anticipated Population and Households

**Table 81: Anticipated Population and Households, City of Trail, (2019 to 2031)**

Trail	2019 Index	2021	2026	2031	Net Change	
	#	#	#	#	#	%
Projected Population	8,099	8,131	8,189	8,187	88	1.1%
Total Number of Households	3,937	3,959	3,982	4,000	63	1.6%

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

## Anticipated Units Required

**Table 82: Anticipated Number of Units by Size, Baseline Trend, City of Trail, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change
	#	%	#	%	#	%	#	%	
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	391	9.9%	393	9.9%	395	9.9%	397	9.9%	6
2 Bedroom Units	1,182	30.0%	1,189	30.0%	1,196	30.0%	1,201	30.0%	19
3 Bedroom Units	1,482	37.6%	1,490	37.6%	1,499	37.6%	1,506	37.6%	24
4+ Bedroom Units	883	22.4%	888	22.4%	893	22.4%	897	22.4%	14
Total	3,937	100%	3,959	100%	3,982	100%	4,000	100%	63

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

**Table 83: Anticipated Number of Units by Size, Development Pattern Shift, City of Trail, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	391	9.9%	417	10.5%	444	11.2%	520	13.0%	130
2 Bedroom Units	1,182	30.0%	1,204	30.4%	1,227	30.8%	1,280	32.0%	98
3 Bedroom Units	1,482	37.6%	1,469	37.1%	1,457	36.6%	1,400	35.0%	-82
4+ Bedroom Units	883	22.4%	868	21.9%	854	21.5%	800	20.0%	-83
Total	3,937	100%	3,959	100%	3,982	100%	4,000	100%	63

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations



# APPENDIX C: CITY OF ROSSLAND HOUSING CONTEXT

# Population

**Table 84: Population Change, City of Rossland, (2006 – 2016)**

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Rossland	3,278	3,556	3,729	451	13.8%	1.38%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 85: Average and Median Age, City of Rossland, (2006 – 2016)**

Year	Average Age	Median Age
2006	38.4	41.9
2011	38.8	39.9
2016	40	41.1

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 86: Age Group Distribution, City of Rossland, (2006 – 2016)**

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	610	19%	655	18%	695	19%
15 to 19	230	7%	215	6%	210	6%
20 to 24	150	5%	165	5%	140	4%
25 to 64	1,900	58%	2,115	60%	2,205	59%
65 to 84	335	10%	350	10%	430	12%
85+	45	1%	45	1%	45	1%
<b>Total</b>	<b>3,270</b>	<b>100%</b>	<b>3,545</b>	<b>100%</b>	<b>3,725</b>	<b>100%</b>

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population, 100% data with summed totals

**Table 87: Mobility, City of Rossland, (2006 – 2016)**

Mobility Status	2006	2011	2016
Movers	450	1,390	515
Non-Migrants	300	190	275
Migrants	145	815	245

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

## Households

**Table 88: Households, City of Rossland, (2006 – 2016)**

Rossland	2006	2011	2016
Total Number of Households	1,355	1,455	1,590
Average Household Size	2.4	2.4	2.3

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 89: Household Size Distribution, City of Rossland, (2006 – 2016)**

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	375	28%	370	25%	455	29%
2 people	465	34%	470	32%	595	37%
3 people	205	15%	275	19%	235	15%
4 people	215	16%	315	22%	225	14%
5+ people	95	7%	25	2%	80	5%
Total	1,355	100%	1,455	100%	1,590	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 90: Housing Tenure, City of Rossland, (2006 – 2016)**

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	190	14%	255	17%	330	21%
Owner	1,160	86%	1,205	83%	1,260	79%
Total	1,350	100%	1,460	100%	1,590	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 91: Renter Households in Subsidized Housing, City of Rossland, (2016)**

Community	2006		2011		2016	
	#	%	#	%	#	%
Rossland	0	0%	0	0%	20	6%

Source: Statistics Canada, 2016 Census of Population

## Household Income

**Table 92: Average and Median Household Income, City of Rossland, (2006 – 2016)**

Community		2006	2011	2016
Rossland	Average Income	\$85,179	\$93,013	\$100,527
	Median Income	\$71,096	\$78,754	\$79,376

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 93: Number of Households in Specified Income Brackets, City of Rossland, (2006 - 2016)**

Rossland	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	45	3%	0	0%	10	1%
\$5,000 to \$9,999	20	1%	20	1%	10	1%
\$10,000 to \$14,999	15	1%	20	1%	30	2%
\$15,000 to \$19,999	45	3%	55	4%	45	3%
\$20,000 to \$24,999	35	3%	45	3%	45	3%
\$25,000 to \$29,999	50	4%	60	4%	35	2%
\$30,000 to \$34,999	55	4%	95	7%	55	3%
\$35,000 to \$39,999	65	5%	55	4%	80	5%
\$40,000 to \$44,999	55	4%	55	4%	65	4%
\$45,000 to \$49,999	45	3%	40	3%	70	4%
\$50,000 to \$59,999	135	10%	65	5	115	7%
\$60,000 to \$69,999	90	7%	80	6%	115	7%
\$70,000 to \$79,999	105	8%	100	7%	120	7%
\$80,000 to \$89,999	55	4%	65	5%	95	6%
\$90,000 to \$99,999	60	4%	95	7%	55	3%
\$100,000 to \$124,999	170	13%	170	12%	180	11%
\$125,000 to \$149,999	125	9%	120	8%	145	9%
\$150,000 to \$199,999	120	9%	155	11%	180	11%
\$200,000 and over	60	4%	120	8%	180	11%
Total	1,350	100%	1,415	100%	1,580	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data



**Table 94: Average and Median Renter Household Income, City of Rossland, (2006 – 2016)**

		2006	2011	2016
Rossland	Renter Average Income	\$33,385	\$61,288	\$61,336
	Renter Median Income	\$29,150	\$55,974	\$46,464

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 95: Number of Renter Households in Specified Income Brackets, City of Rossland, (2006 - 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

Rossland	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	20	11%	0	0%	10	3%
\$5,000 to \$9,999	0	0%	0	0%	10	3%
\$10,000 to \$14,999	0	0%	0	0%	10	3%
\$15,000 to \$19,999	25	13%	0	0%	20	6%
\$20,000 to \$24,999	30	16%	0	0%	15	5%
\$25,000 to \$29,999	15	8%	0	0%	20	6%
\$30,000 to \$34,999	15	8%	0	0%	20	6%
\$35,000 to \$39,999	15	8%	15	6%	20	6%
\$40,000 to \$44,999	30	16%	0	0%	40	12%
\$45,000 to \$49,999	10	5%	0	0%	20	6%
\$50,000 to \$59,999	10	5%	0	0%	30	9%
\$60,000 to \$69,999	0	0%	30	12%	30	9%
\$70,000 to \$79,999	0	0%	20	8%	0	0%
\$80,000 to \$89,999	20	11%	0	0%	20	6%
\$90,000 to \$99,999	0	0%	25	10%	15	5%
\$100,000 to \$124,999	0	0%	0	0%	20	6%
\$125,000 to \$149,999	0	0%	0	0%	20	6%
\$150,000 to \$199,999	0	0%	0	0%	10	3%
\$200,000 and over	0	0%	0	0%	10	3%
Total	190		255		330	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data, Totals

**Table 96: Owner Household Income, City of Rossland, (2006 – 2016)**

Community		2006	2011	2016
Rossland	Average Income	\$93,575	\$99,690	\$110,792
	Median Income	\$78,827	\$85,403	\$89,415

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 97: Number of Owner Households in Specified Income Brackets, City of Rossland, (2016)**

Rossland	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	20	2%	0	0%	0	0%
\$5,000 to \$9,999	20	2%	0	0%	0	0%
\$10,000 to \$14,999	10	1%	0	0%	20	2%
\$15,000 to \$19,999	25	2%	50	4%	20	2%
\$20,000 to \$24,999	10	1%	35	3%	30	2%
\$25,000 to \$29,999	40	3%	60	5%	15	1%
\$30,000 to \$34,999	35	3%	95	8%	40	3%
\$35,000 to \$39,999	55	5%	40	3%	55	4%
\$40,000 to \$44,999	25	2%	40	3%	25	2%
\$45,000 to \$49,999	40	3%	40	3%	55	4%
\$50,000 to \$59,999	130	11%	60	5%	85	7%
\$60,000 to \$69,999	80	7%	50	4%	85	7%
\$70,000 to \$79,999	105	9%	80	7%	115	9%
\$80,000 to \$89,999	30	3%	55	5%	75	6%
\$90,000 to \$99,999	60	5%	70	6%	45	4%
\$100,000 to \$124,999	170	15%	165	14%	160	13%
\$125,000 to \$149,999	125	11%	115	10%	130	10%
\$150,000 to \$199,999	120	10%	115	10%	170	14%
\$200,000 and over	60	5%	120	10%	120	10%
Total	1,160	100%	1,205	100%	1,260	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data, Totals

## Economic Sectors and Labour Force

**Table 98: Total Number of Workers, City of Rossland, (2006 – 2016)**

Community	2006	2011	2016
Rossland	1,855	1,965	2,070

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 99: Number of Workers by Industry, City of Rossland, (2006 – 2016)**

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	35	45	45
Mining, quarrying, and oil and gas extraction	15	40	25
Utilities	25	15	50
Construction	210	310	210

Manufacturing	305	215	265
Wholesale trade	0	0	20
Retail trade	240	145	155
Transportation and warehousing	15	0	10
Information and cultural industries	20	25	10
Finance and insurance	30	50	50
Real estate and rental and leasing	15	10	15
Professional, scientific and technical services	130	130	200
Management of companies and enterprises	0	0	0
Administrative and support, waste management and remediation services	55	65	70
Educational services	140	135	175
Health care and social assistance	300	330	405
Arts, entertainment and recreation	65	130	65
Accommodation and food services	120	100	155
Other services (except public administration)	55	20	75
Public administration	80	155	75
Total	1,855	1,920	2,075

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 100: Unemployment Rate and Participation Rate, City of Rossland, (2006 – 2016)**

Community		2006	2011	2016
Rossland	Unemployment Rate	9.0%	8.9%	7.1%
	Participation Rate	71.5%	67.8%	70.7%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 101: Commuting Destination, City of Rossland, (2016)**

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province /Territory
Rossland	440	1,010	130	25

Source: Statistics Canada, 2016 Census of Population

## Housing Units

**Table 102: Total Number of Housing Units, City of Rossland, (2016)**

Housing Units	2016
Total number of housing units	1,590

Source: Statistics Canada, 2016 Census of Population

**Table 103: Breakdown by Structural Type of Units, City of Rossland, (2016)**

Housing Mix	2016 #	2016 %
Single-Detached	1,295	81%
Semi-Detached	20	1%
Row House	25	2%
Apartment or Flat in a Duplex	25	2%
Apartment with fewer than 5 storeys	175	11%
Apartment with 5 or more storeys	5	0%
Other Single-Attached House	5	0%
Movable Dwelling <sup>3</sup>	40	3%
Total	1,590	100%

Source: Statistics Canada, 2016 Census of Population

**Table 104: Housing Composition by Size, City of Rossland, (2016)**

Housing Mix	2016
Bachelor Units (0 bedrooms)	0
1 Bedroom Units	115
2 Bedroom Units	335
3 Bedroom Units	685
4+ Bedroom Units	445
Total	1,590

Source: Statistics Canada, 2016 Census of Population

**Table 105: Number and Percentage Breakdown by Date Built, City of Rossland, (2016)**

Date Built	#	2016 %
Pre-1960	815	51%
1961-1980	335	21%
1981-1990	85	5%
1991-2000	150	9%
2001-2005	40	3%
2006-2010	95	6%
2011-2016	65	4%
Total	1,585	100%

Source: Statistics Canada, 2016 Census of Population

<sup>3</sup> Includes mobile homes, house boats, recreational vehicles

**Table 106: Number of Subsidized Housing Units, City of Rossland, (2020)**

Please note: due to the suppression of individual sub-category counts of less than five (5) some categories may not sum to their totals as expected. In other cases, only category totals are available.

Transitional Supported and Assisted Living				Independent Social Housing	
	Frail Seniors	Special Needs	Women and Children Fleeing Violence	Low Income Families	Low Income Seniors
Rossland	0	0	0	-	-
Total	0			42	

Source: BC Housing Research and Corporate Planning Dept, Unit Count Reporting Model, 31 March 2020

**Table 107: Registered New Homes by Date Built, City of Rossland, (2016-2018)**

Date Built	2016 #	2017 #	2018 #
Single Detached	20	19	27
Multi-Unit Homes	n/a	6	n/a
Rental	n/a	n/a	n/a

Source: BC Housing New Homes Registry (2016 – 2018)

**Table 108: Permits by Structure Type by Date Built, City of Rossland, (2010-2019)**

Year	Single Detached		Manufactured Home		Multi-Unit		Demolition	
	Permits	Units	Permits	Units	Permits	Units	Permits	Units
2010	10	10	0	0	0	0	1	-
2011	12	12	0	0	1	2	0	-
2012	7	6	0	0	1	2	6	-
2013	9	9	0	0	0	0	1	-
2014	10	10	0	0	2	6	1	-
2015	14	15	1	1	0	0	2	-
2016	16	16	0	0	1	3	0	-
2017	20	20	0	0	5	12	2	-
2018	25	31	0	0	0	0	2	-
2019	27	34	2 <sup>4</sup>	1	0	0	5	-
Total	150	163	1	2	10	25	15	-

Source: Local Government Building Permit Reports (2010 – 2019)

**Table 109: Assessed Value by Unit Size, City of Rossland, (2019)**

Assessed Value by Unit Size:	Unit Count	Average Per Unit
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<sup>4</sup> Two permits were granted for additions, resulting in one new unit

Rossland	#	\$
1 Bedroom Units	103	\$159,690
2 Bedroom Units	412	\$245,464
3+ Bedroom Units	1,469	\$347,767
Total	1,984	\$316,758

Source: BC Assessment. 2019 Assessment Roll

**Table 110: Assessed Value by Property Class, City of Rossland, (2019)**

Assessed Value by Property Class: Rossland	Unit Count #	Average Per Unit \$
Single Detached	1,400	\$350,062
Strata Lot Residence (Condo)	253	\$243,407
Row Housing	102	\$340,460
Residential Dwelling with Suite	59	\$193,754
Duplex	49	\$158,688
Manufacture Home	46	\$55,222
2 Acres or More	30	\$497,133
Fourplex	21	\$145,386
Stores and/or Offices with Apartments	14	\$58,429
Stores and Living Quarters	6	\$62,483
Triplex	4	\$286,475
Total	1,984	\$316,758

Source: BC Assessment. 2019 Assessment Roll

**Table 111: Sales Value by Unit Size, City of Rossland, (2019)**

Sales Value by Unit Size: Rossland	Sales Count #	Average Per Unit \$
1 Bedroom Units	-	-
2 Bedroom Units	18	\$204,783
3+ Bedroom Units	82	\$354,943
Total	100	\$327,914

Source: BC Assessment. 2019 Assessment Roll

**Table 112: Sales Value by Property Class, City of Rossland, (2019)**

Sales Value by Property Class: Rossland	Sales Count	Average Per Unit
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	#	\$
Single Detached	85	\$333,141
Manufactured Home (Within Manufactured Home Park)	5	\$82,900
Duplex, Strata Side by Side	4	\$318,250
Residential Dwelling with Suite	3	\$449,667
Stores and Living Quarters	1	\$450,000
Fourplex	1	\$451,000
2 Acres or More (Single Family Dwelling, Duplex)	1	\$537,000
Total	100	\$327,914

Source: BC Assessment. 2019 Assessment Roll

## Housing Values: Households in Core Housing Need

**Table 113: Affordability – Households Spending 30%+ of Income on Shelter Costs, City of Rossland (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	175	14%	250	18%	230	15%
Renter	60	35%	65	31%	105	33%
Owner	120	11%	190	16%	130	10%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 114: Adequacy - Households in Dwellings Requiring Major Repairs, City of Rossland (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	165	13%	145	10%	130	8%
Renter	30	18%	20	10%	35	11%
Owner	140	13%	120	10%	95	8%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 115: Suitability – Households in Overcrowded Dwellings, City of Rossland (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	45	4%	0	0%	20	1%
Renter	25	15%	0	0%	10	3%

Owner	15	1%	0	0%	10	1%
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Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 116: Households in Core Housing Need, City of Rossland (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	40	3%	90	6%	75	5%
Renter	25	15%	40	19%	40	13%
Owner	15	1%	55	5%	35	3%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 117: Households in Extreme Core Housing Need, City of Rossland (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	30	2%	65	5%	50	3%
Renter	15	9%	35	17%	30	10%
Owner	10	1%	30	3%	25	2%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

## Anticipated Population and Households

**Table 118: Anticipated Population and Households, City of Rossland, (2019 to 2031)**

Rossland	2019 Index	2021	2026	2031	Net Change	
	#	#	#	#	#	%
Projected Population	4,072	4,000	4,028	4,027	-44	-1.1%
Total Number of Households	1,650	1,659	1,669	1,676	27	1.6%

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

## Anticipated Units Required

**Table 119: Anticipated Number of Units by Size, Baseline Trend, City of Rossland, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0



Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
1 Bedroom Units	120	7.3%	121	7.3%	121	7.3%	122	7.3%	2
2 Bedroom Units	350	21.2%	352	21.2%	354	21.2%	355	21.2%	6
3 Bedroom Units	715	43.4%	719	43.4%	723	43.4%	727	43.4%	11
4+ Bedroom Units	465	28.2%	467	28.2%	470	28.2%	472	28.2%	7
Total	1,650	100%	1,659	100%	1,669	100%	1,676	100%	27

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

**Table 120: Anticipated Number of Units by Size, Development Pattern Shift, City of Rossland, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	120	7.3%	136	8.2%	153	9.2%	201	12.0%	81
2 Bedroom Units	350	21.2%	368	22.2%	386	23.1%	436	26.0%	86
3 Bedroom Units	715	43.4%	708	42.7%	701	42.0%	671	40.0%	-45
4+ Bedroom Units	465	28.2%	447	26.9%	429	25.7%	369	22.0%	-96
Total	1,650	100%	1,659	100%	1,669	100%	1,676	100%	27

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations



# APPENDIX D: VILLAGE OF FRUITVALE HOUSING CONTEXT

# Population

**Table 121: Population Change, Village of Fruitvale (2006 – 2016)**

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Fruitvale	1,952	2,011	1,920	-32	-1.6%	-0.16%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population, 100% Data

**Table 122: Average and Median Age, City of Village of Fruitvale, (2006 – 2016)**

Year	Average Age	Median Age
2006	38.9	43.5
2011	44.2	49.7
2016	45.5	48.8

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 123: Age Group Distribution, Village of Fruitvale, (2006 – 2016)**

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	360	18%	315	16%	275	14%
15 to 19	155	8%	150	8%	110	6%
20 to 24	105	5%	105	5%	115	6%
25 to 64	1,045	53%	1,070	54%	970	50%
65 to 84	255	13%	300	15%	370	19%
85+	35	2%	60	3%	85	4%
Total	1,955	100%	2,000	100%	1,925	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population, 100% data with summed totals

**Table 124: Mobility, Village of Fruitvale, (2006 – 2016)**

Mobility Status	2006	2011	2016
Movers	290	200	300
Non-Migrants	185	45	160
Migrants	105	160	135

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

# Households

**Table 125: Households, Village of Fruitvale, (2006 – 2016)**

Fruitvale	2006	2011	2016
Total Number of Households	795	835	820
Average Household Size	2.5	2.2	2.3

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 126: Household Size Distribution, Village of Fruitvale, (2006 – 2016)**

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	180	23%	250	30%	220	27%
2 people	305	39%	330	40%	360	44%
3 people	125	16%	135	16%	100	12%
4 people	130	16%	100	12%	115	14%
5+ people	50	6%	20	2%	25	3%
Total	790	100%	835	100%	820	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 127: Housing Tenure, Village of Fruitvale, (2006 – 2016)**

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	170	21%	155	19%	180	22%
Owner	625	79%	680	81%	640	78%
Total	795	100%	835	100%	820	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 128: Renter Households in Subsidized Housing, Village of Fruitvale, (2016)**

Community	2006		2011		2016	
	#	%	#	%	#	%
Fruitvale	0	0%	30	19%	10	5%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

## Household Income

**Table 129: Average and Median Household Income, Village of Fruitvale, (2006 – 2016)**

Community		2006	2011	2016
Fruitvale	Average Income	\$67,243	\$79,188	\$86,667
	Median Income	\$59,237	\$69,476	\$73,370

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 130: Number of Households in Specified Income Brackets, Village of Fruitvale, (2006 - 2016)**

Fruitvale	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	10	1%	50	6%	0	0%
\$5,000 to \$9,999	15	2%	0	0%	0	0%
\$10,000 to \$14,999	15	2%	75	9%	10	1%
\$15,000 to \$19,999	50	6%	10	1%	30	4%
\$20,000 to \$24,999	55	7%	30	4%	50	6%
\$25,000 to \$29,999	60	7%	70	9%	40	5%
\$30,000 to \$34,999	35	4%	0	0%	20	2%
\$35,000 to \$39,999	10	1%	30	4%	25	3%
\$40,000 to \$44,999	35	4%	10	1%	60	7%
\$45,000 to \$49,999	60	7%	40	5%	55	7%
\$50,000 to \$59,999	60	7%	10	1%	30	4%
\$60,000 to \$69,999	65	8%	80	10%	55	7%
\$70,000 to \$79,999	65	8%	50	6%	80	10%
\$80,000 to \$89,999	60	7%	30	4%	60	7%
\$90,000 to \$99,999	70	9%	25	3%	55	7%
\$100,000 to \$124,999	30	4%	145	18%	105	13%
\$125,000 to \$149,999	70	9%	55	7%	60	7%
\$150,000 to \$199,999	40	5%	80	10%	50	6%
\$200,000 and over	0	0%	0	0%	45	5%
Total	805	100%	790	100%	830	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 131: Average and Median Renter Household Income, Village of Fruitvale (2006 – 2016)**

		2006	2011	2016
Fruitvale	Renter Average Income	\$33,268	\$24,063	\$54,980
	Renter Median Income	\$25,592	\$18,798	\$42,512

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 132: Number of Renter Households in Specified Income Brackets, Village of Fruitvale, (2006 - 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

Fruitvale	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	10	6%	0	0%	0	0%
\$5,000 to \$9,999	10	6%	0	0%	0	0%
\$10,000 to \$14,999	10	6%	0	0%	0	0%
\$15,000 to \$19,999	25	15%	0	0%	25	14%
\$20,000 to \$24,999	30	18%	15	9%	25	14%
\$25,000 to \$29,999	30	18%	0	0%	25	14%
\$30,000 to \$34,999	20	12%	0	0%	10	5%
\$35,000 to \$39,999	0	0%	0	0%	10	5%
\$40,000 to \$44,999	10	6%	0	0%	20	11%
\$45,000 to \$49,999	15	9%	0	0%	15	8%
\$50,000 to \$59,999	10	6%	0	0%	10	5%
\$60,000 to \$69,999	0	0%	0	0%	0	0%
\$70,000 to \$79,999	0	0%	0	0%	10	5%
\$80,000 to \$89,999	10	6%	0	0%	10	5%
\$90,000 to \$99,999	0	0%	0	0%	10	5%
\$100,000 to \$124,999	0	0%	0	0%	0	0%
\$125,000 to \$149,999	10	6%	0	0%	10	5%
\$150,000 to \$199,999	0	0%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	10	5%
Total	165		160		185	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data, Totals

**Table 133: Owner Household Income, Village of Fruitvale, (2006 – 2016)**

Community		2006	2011	2016
Fruitvale	Average Income	\$76,292	\$92,027	\$95,843
	Median Income	\$70,318	\$85,178	\$83,730

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 134: Number of Owner Households in Specified Income Brackets, Village of Fruitvale, (2016)**

Fruitvale	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	0	0%	10	2%	0	0%
\$5,000 to \$9,999	15	2%	0	0%	10	2%
\$10,000 to \$14,999	10	2%	55	9%	10	2%
\$15,000 to \$19,999	20	3%	0	0%	0	0%
\$20,000 to \$24,999	30	5%	10	2%	20	3%
\$25,000 to \$29,999	30	5%	50	8%	10	2%
\$30,000 to \$34,999	20	3%	0	0%	15	2%
\$35,000 to \$39,999	10	2%	0	0%	25	4%
\$40,000 to \$44,999	25	4%	10	2%	35	6%
\$45,000 to \$49,999	45	7%	35	6%	35	6%
\$50,000 to \$59,999	60	9%	10	2%	15	2%
\$60,000 to \$69,999	65	10%	75	12%	50	8%
\$70,000 to \$79,999	70	11%	40	6%	65	10%
\$80,000 to \$89,999	55	8%	30	5%	50	8%
\$90,000 to \$99,999	60	9%	25	4%	50	8%
\$100,000 to \$124,999	30	5%	140	22%	105	17%
\$125,000 to \$149,999	60	9%	60	10%	50	8%
\$150,000 to \$199,999	45	7%	80	13%	50	8%
\$200,000 and over	0	0%	0	0%	40	6%
Total	650	100%	630	100%	635	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data, Totals

## Economic Sectors and Labour Force

**Table 135: Total Number of Workers, Village of Fruitvale, (2006 – 2016)**

Community	2006	2011	2016
Fruitvale	935	830	955

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 136: Number of Workers by Industry, Village of Fruitvale, (2006 – 2016)**

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	10	0	0

Mining, quarrying, and oil and gas extraction	15	15	10
Utilities	20	30	20
Construction	75	40	70
Manufacturing	180	170	195
Wholesale trade	10	0	15
Retail trade	160	120	130
Transportation and warehousing	60	50	35
Information and cultural industries	10	0	0
Finance and insurance	25	30	45
Real estate and rental and leasing	25	0	10
Professional, scientific and technical services	25	65	15
Management of companies and enterprises	0	0	0
Administrative and support, waste management and remediation services	40	55	20
Educational services	35	35	55
Health care and social assistance	90	80	135
Arts, entertainment and recreation	10	0	20
Accommodation and food services	45	0	50
Other services (except public administration)	40	90	45
Public administration	25	35	40
Total	900	815	910

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 137: Unemployment Rate and Participation Rate, Village of Fruitvale (2006 – 2016)**

Community		2006	2011	2016
Fruitvale	Unemployment Rate	7.5%	6.1%	8.9%
	Participation Rate	59.2%	54.7%	60.5%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 138: Commuting Destination, Village of Fruitvale, (2016)**

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province /Territory
Fruitvale	140	470	105	10

Source: Statistics Canada, 2016 Census of Population



# Housing Units

**Table 139: Total Number of Housing Units, Village of Fruitvale, 2016**

Housing Units	2016
Total number of housing units	820

Source: Statistics Canada, 2016 Census of Population

**Table 140: Breakdown by Structural Type of Units, Village of Fruitvale, (2016)**

Housing Mix	2016 #	2016 %
Single-Detached	640	79%
Semi-Detached	45	5%
Row House	0	0%
Apartment or Flat in a Duplex	0	0%
Apartment with fewer than 5 storeys	120	15%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	0	0%
Movable Dwelling <sup>5</sup>	10	1%
Total	815	100%

Source: Statistics Canada, 2016 Census of Population

**Table 141: Housing Composition by Size, Village of Fruitvale, (2016)**

Housing Mix	2016
Bachelor Units (0 bedrooms)	0
1 Bedroom Units	55
2 Bedroom Units	170
3 Bedroom Units	315
4+ Bedroom Units	280

Source: Statistics Canada, 2016 Census of Population

**Table 142: Number and Percentage Breakdown by Date Built, Village of Fruitvale, (2016)**

Date Built	#	%
Pre-1960	235	28%
1961-1980	325	39%
1981-1990	110	13%
1991-2000	85	10%
2001-2005	15	2%
2006-2010	35	4%

<sup>5</sup> Includes mobile homes, house boats, recreational vehicles

2011-2016	20	2%
Total	825	100%

Source: Statistics Canada, 2016 Census of Population

**Table 143: Number of Subsidized Housing Units, Village of Fruitvale, (2020)**

Transitional Supported and Assisted Living				Independent Social Housing	
	Frail Seniors	Special Needs	Women and Children Fleeing Violence	Low Income Families	Low Income Seniors
Fruitvale	9	0	0	0	0
Total	9			0	

Source: BC Housing Research and Corporate Planning Dept, Unit Count Reporting Model, 31 March 2020

**Table 144: Permits by Structure Type by Date Built, Village of Fruitvale, (2010-2019)**

Year	Single Detached		Manufactured Home		Multi-Unit		Demolition	
	Permits	Units	Permits	Units	Permits	Units	Permits	Units
2010	1	1	1	1	0	0	-	-
2011	1	1	0	0	0	0	-	-
2012	0	0	1	0	0	0	-	-
2013	4	4	1	1	0	0	-	-
2014	0	0	2	2	0	0	1	0
2015	3	3	0	0	0	0	2	0
2016	1	1	1	1	1	2	0	0
2017	7	7	1	1	0	0	1	0
2018	8	8	0	0	0	0	0	0
2019	2	2	1	1	0	0	2	0
Total	27	27	8	7	1	2	6	-

Source: Local Government Building Permit Reports (2010 – 2019)

**Table 145: Registered New Homes by Date Built, Village of Fruitvale, (2016-2018)**

Date Built	2016 #	2017 #	2018 #
Single Detached	n/a	n/a	n/a
Multi-Unit Homes	n/a	6	6
Rental	n/a	n/a	n/a

Source: BC Housing New Homes Registry (2016 – 2018)

**Table 146: Assessed Value by Unit Size, Village of Fruitvale, (2019)**

Assessed Value by Unit Size:	Unit Count	Average Per Unit
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<b>Fruitvale</b>	<b>#</b>	<b>\$</b>
1 Bedroom Units	5	\$185,900
2 Bedroom Units	162	\$163,319
3+ Bedroom Units	660	\$271,105
Total	827	\$249,476

Source: BC Assessment. 2019 Assessment Roll

**Table 147: Assessed Value by Property Class, Village of Fruitvale, (2019)**

<b>Assessed Value by Property Class: Fruitvale</b>	<b>Unit Count #</b>	<b>Average Per Unit \$</b>
Single Detached	615	\$281,927
Duplex	117	\$112,809
Manufacture Home	31	\$67,916
2 Acres or More	26	\$326,962
Residential Dwelling with Suite	20	\$160,530
Stores and/or Offices with Apartments	9	\$44,433
Fourplex	9	\$105,100
Total	827	\$235,637

Source: BC Assessment. 2019 Assessment Roll

**Table 148: Sales Value by Unit Size, Village of Fruitvale, (2019)**

<b>Sales Value by Unit Size: Fruitvale</b>	<b>Sales Count #</b>	<b>Average Per Unit \$</b>
1 Bedroom Units	1	\$85,000
2 Bedroom Units	12	\$240,516
3+ Bedroom Units	35	\$282,308
Total	48	\$267,750

Source: BC Assessment. 2019 Assessment Roll

**Table 149: Sales Value by Property Class, Village of Fruitvale (2019)**

<b>Sales Value by Property Class: Fruitvale</b>	<b>Sales Count #</b>	<b>Average Per Unit \$</b>
Single Detached	37	\$268,657
Duplex, Strata Side by Side	6	\$291,443
Duplex, Non-Strata Side by Side or Front / Back	2	\$159,000

Manufactured Home (Not In Manufactured Home Park)	2	\$85,000
2 Acres or More (Single Family Dwelling, Duplex)	1	\$675,000
Total	48	\$267,750

Source: BC Assessment. 2019 Assessment Roll

## Housing Values: Households in Core Housing Need

**Table 150: Affordability - Households Spending 30%+ of Income on Shelter Costs, Village of Fruitvale, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	90	11%	100	13%	130	16%
Renter	45	28%	45	38%	45	24%
Owner	50	8%	55	8%	90	14%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 151: Adequacy - Households in Dwellings Requiring Major Repairs, Village of Fruitvale, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	85	11%	115	15%	90	11%
Renter	20	13%	0	0%	20	11%
Owner	60	10%	105	16%	70	11%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 152: Suitability – Households in Overcrowded Dwellings, Village of Fruitvale, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	30	4%	0	0%	10	1%
Renter	15	9%	0	0%	0	0%
Owner	15	2%	0	0%	10	2%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 153: Households in Core Housing Need, Village of Fruitvale, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%

All Households	50	6%	135	17%	35	4%
Renter	30	19%	40	33%	25	14%
Owner	20	3%	100	15%	15	2%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 154: Households in Extreme Core Housing Need, Village of Fruitvale, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	25	3%	30	4%	20	2%
Renter	15	10%	0	0%	10	5%
Owner	0	0%	0	0%	10	2%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

## Anticipated Population and Households

**Table 155: Anticipated Population and Households, Village of Fruitvale, (2019 to 2031)**

Fruitvale	2019 Index	2021	2026	2031	Net Change	
	#	#	#	#	#	%
Projected Population	2,017	2,030	2,045	2,044	27	1.3%
Total Number of Households	874	879	884	888	14	1.6%

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

## Anticipated Units Required

**Table 156: Anticipated Number of Units by Size, Baseline Trend, Village of Fruitvale, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change
	#	%	#	%	#	%	#	%	#
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	59	6.7%	59	6.7%	59	6.7%	60	6.7%	1
2 Bedroom Units	181	20.7%	182	20.7%	183	20.7%	184	20.7%	3
3 Bedroom Units	336	38.4%	338	38.4%	340	38.4%	341	38.4%	5

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
4+ Bedroom Units	298	34.1%	300	34.1%	302	34.1%	303	34.1%	5
Total	874	100%	879	100%	884	100%	888	100%	14

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

**Table 157: Anticipated Number of Units by Size, Development Pattern Shift, Village of Fruitvale, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	59	6.7%	68	7.8%	78	8.8%	107	12.0%	48
2 Bedroom Units	181	20.7%	195	22.2%	209	23.6%	249	28.0%	67
3 Bedroom Units	336	38.4%	323	36.7%	310	35.0%	266	30.0%	-69
4+ Bedroom Units	298	34.1%	293	33.3%	287	32.5%	266	30.0%	-32
Total	874	100%	879	100%	884	100%	888	100%	14

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations



# APPENDIX E: VILLAGE OF MONTROSE HOUSING CONTEXT

## Population

**Table 158: Population Change, Village of Montrose, (2006 – 2016)**

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Montrose	1,012	1,030	996	-16	-1.6%	-0.16%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population, 100% data

**Table 159: Average and Median Age, Village of Montrose, (2006 – 2016)**

Year	Average Age	Median Age
2006	42.5	46.9
2011	43.6	48.2
2016	46.0	50.9

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 160: Age Group Distribution, Village of Montrose, (2006 – 2016)**

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	155	15%	140	14%	135	14%
15 to 19	80	8%	80	8%	65	7%
20 to 24	65	6%	50	5%	55	6%
25 to 64	565	55%	565	55%	515	52%
65 to 84	155	15%	180	18%	195	20%
85+	5	0%	10	1%	25	3%
Total	1,025	100%	1,025	100%	990	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population, 100% data with summed totals

**Table 161: Mobility, Village of Montrose, (2006 – 2016)**

Mobility Status	2006	2011	2016
Movers	80	65	95
Non-Migrants	10	0	10
Migrants	70	65	90

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

## Households

**Table 162: Households, Village of Montrose, (2006 – 2016)**

Fruitvale	2006	2011	2016
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Total Number of Households	405	435	425
Average Household Size	2.5	2.4	2.3

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 163: Household Size Distribution, Village of Montrose, (2006 – 2016)**

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	90	22%	105	24%	90	21%
2 people	180	44%	175	40%	205	48%
3 people	35	9%	70	16%	65	15%
4 people	70	17%	65	15%	45	11%
5+ people	30	7%	20	5%	20	5%
Total	405	100%	435	100%	425	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 164: Housing Tenure, Village of Montrose, (2006 – 2016)**

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	15	4%	30	7%	35	8%
Owner	390	96%	405	93%	390	92%
Total	405	100%	435	100%	425	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 165: Renter Households in Subsidized Housing, Village of Montrose, (2016)**

Community	2006		2011		2016	
	#	%	#	%	#	%
Montrose	0	0%	0	0%	0	0%

Source: Statistics Canada, 2016 Census of Population

## Household Income

**Table 166: Average and Median Household Income, Village of Montrose, (2006 – 2016)**

Community		2006	2011	2016
Montrose	Average Income	\$82,777	\$101,046	\$97,254
	Median Income	\$70,892	\$85,091	\$82,527

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 167: Number of Households in Specified Income Brackets, Village of Montrose, (2006 - 2016)**

Montrose	2006	2011	2016
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	#	%	#	%	#	%
Under \$ 5,000	10	3%	0	0%	15	3%
\$5,000 to \$9,999	0	0%	0	0%	10	2%
\$10,000 to \$14,999	10	3%	0	0%	0	0%
\$15,000 to \$19,999	0	0%	0	0%	10	2%
\$20,000 to \$24,999	20	5%	0	0%	15	3%
\$25,000 to \$29,999	10	3%	0	0%	0	0%
\$30,000 to \$34,999	20	5%	25	7%	10	2%
\$35,000 to \$39,999	15	4%	0	0%	15	3%
\$40,000 to \$44,999	0	0%	15	4%	20	5%
\$45,000 to \$49,999	10	3%	0	0%	10	2%
\$50,000 to \$59,999	45	11%	40	11%	40	9%
\$60,000 to \$69,999	50	13%	40	11%	25	6%
\$70,000 to \$79,999	40	10%	25	7%	40	9%
\$80,000 to \$89,999	15	4%	25	7%	40	9%
\$90,000 to \$99,999	15	4%	30	8%	30	7%
\$100,000 to \$124,999	85	22%	45	12%	30	7%
\$125,000 to \$149,999	10	3%	45	12%	55	13%
\$150,000 to \$199,999	40	10%	55	14%	50	11%
\$200,000 and over	0	0%	35	9%	25	6%
Total	395	100%	380	100%	440	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 168: Average and Median Renter Household Income, Village of Montrose, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality.*

		2006	2011	2016
Montrose	Renter Average Income	\$32,246	0	0
	Renter Median Income	\$29,907	0	0

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 169: Number of Renter Households in Specified Income Brackets, Village of Montrose, (2006 - 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	10	50%	0	0%	10	33%
\$5,000 to \$9,999	0	0%	0	0%	0	0%
\$10,000 to \$14,999	0	0%	0	0%	0	0%

\$15,000 to \$19,999	0	0%	0	0%	0	0%
\$20,000 to \$24,999	0	0%	0	0%	10	33%
\$25,000 to \$29,999	0	0%	0	0%	0	0%
\$30,000 to \$34,999	0	0%	0	0%	0	0%
\$35,000 to \$39,999	0	0%	0	0%	0	0%
\$40,000 to \$44,999	0	0%	0	0%	0	0%
\$45,000 to \$49,999	0	0%	0	0%	0	0%
\$50,000 to \$59,999	0	0%	0	0%	0	0%
\$60,000 to \$69,999	0	0%	0	0%	10	33%
\$70,000 to \$79,999	0	0%	0	0%	0	0%
\$80,000 to \$89,999	0	0%	0	0%	0	0%
\$90,000 to \$99,999	0	0%	0	0%	0	0%
\$100,000 to \$124,999	0	0%	0	0%	0	0%
\$125,000 to \$149,999	0	0%	0	0%	0	0%
\$150,000 to \$199,999	0	0%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	0	0%
Total	20		0		35	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data, Totals

**Table 170: Owner Household Income, Village of Montrose, (2006 – 2016)**

Community		2006	2011	2016
Montrose	Average Income	\$84,905	\$102,973	\$103,493
	Median Income	\$71,706	\$90,295	\$87,205

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 171: Number of Owner Households in Specified Income Brackets, Village of Montrose, (2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

Montrose	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	10	3%	0	0%	0	0%
\$5,000 to \$9,999	0	0%	0	0%	0	0%
\$10,000 to \$14,999	0	0%	0	0%	0	0%
\$15,000 to \$19,999	0	0%	0	0%	0	0%
\$20,000 to \$24,999	20	5%	0	0%	10	2%
\$25,000 to \$29,999	0	0%	0	0%	10	2%

\$30,000 to \$34,999	15	4%	20	6%	10	2%
\$35,000 to \$39,999	15	4%	0	0%	15	4%
\$40,000 to \$44,999	10	3%	10	3%	20	5%
\$45,000 to \$49,999	10	3%	0	0%	10	2%
\$50,000 to \$59,999	40	11%	40	12%	40	10%
\$60,000 to \$69,999	50	13%	15	4%	20	5%
\$70,000 to \$79,999	40	11%	25	7%	45	11%
\$80,000 to \$89,999	20	5%	20	6%	40	10%
\$90,000 to \$99,999	15	4%	30	9%	25	6%
\$100,000 to \$124,999	85	22%	45	13%	30	7%
\$125,000 to \$149,999	10	3%	45	13%	50	12%
\$150,000 to \$199,999	40	11%	55	16%	50	12%
\$200,000 and over	0	0%	30	9%	30	7%
<b>Total</b>	<b>390</b>		<b>405</b>		<b>395</b>	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data, Totals

## Economic Sectors and Labour Force

**Table 172: Total Number of Workers, Village of Montrose, (2006 – 2016)**

Community	2006	2011	2016
Montrose	515	525	465

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 173: Number of Workers by Industry, Village of Montrose, (2006 – 2016)**

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	0	0	0
Mining, quarrying, and oil and gas extraction	25	25	0
Utilities	0	0	0
Construction	15	30	30
Manufacturing	80	105	105
Wholesale trade	0	0	10
Retail trade	60	75	95
Transportation and warehousing	15	0	0
Information and cultural industries	0	0	10
Finance and insurance	35	20	25
Real estate and rental and leasing	10	0	0
Professional, scientific and technical services	0	0	10

Management of companies and enterprises	0	0	0
Administrative and support, waste management and remediation services	10	20	10
Educational services	45	25	25
Health care and social assistance	80	50	40
Arts, entertainment and recreation	0	0	15
Accommodation and food services	55	35	20
Other services (except public administration)	20	50	30
Public administration	65	45	25
Total	515	480	450

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 174: Unemployment Rate and Participation Rate, Village of Montrose, (2006 – 2016)**

Community		2006	2011	2016
Montrose	Unemployment Rate	4.8%	10%	4.3%
	Participation Rate	57.9%	61.5%	54.1%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 175:> Commuting Destination, Village of Montrose, (2016)**

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
Montrose	15	340	40	0

Source: Statistics Canada, 2016 Census of Population

## Housing Units

**Table 176: Total Number of Housing Units, Village of Montrose, (2016)**

Housing Units	2016
Total number of housing units	425

Source: Statistics Canada, 2016 Census of Population

**Table 177: Breakdown by Structural Type of Units, Village of Montrose, (2016)**

Housing Mix	2016 #	2016 %
Single-Detached	410	96%
Semi-Detached	0	0%
Row House	5	1%
Apartment or Flat in a Duplex	0	0%
Apartment with fewer than 5 storeys	10	2%
Apartment with 5 or more storeys	0	0%

Other Single-Attached House	0	0%
Movable Dwelling <sup>6</sup>	0	0%
Total	425	100%

Source: Statistics Canada, 2016 Census of Population

**Table 178: Housing Composition by Size, Village of Montrose, (2016)**

Housing Mix	2016
Bachelor Units (0 bedrooms)	0
1 Bedroom Units	10
2 Bedroom Units	40
3 Bedroom Units	200
4+ Bedroom Units	185

Source: Statistics Canada, 2016 Census of Population

**Table 179: Number and Percentage Breakdown by Date Built, Village of Montrose, (2016)**

Date Built	#	%
Pre-1960	180	41%
1961-1980	180	41%
1981-1990	30	7%
1991-2000	25	6%
2001-2005	10	2%
2006-2010	10	2%
2011-2016	0	0%
Total	435	100%

Source: Statistics Canada, 2016 Census of Population

**Table 180: Permits by Structure Type by Date Built, Village of Montrose, (2010-2019)**

Year	Single Detached		Manufactured Home		Multi-Unit		Demolition	
	Permits	Units	Permits	Units	Permits	Units	Permits	Units
2010	0	0	0	0	0	0	0	-
2011	0	0	0	0	0	0	0	-
2012	0	0	1	1	0	0	0	-
2013	1	1	0	0	0	0	0	-
2014	0	0	0	0	0	0	0	-
2015	0	0	0	0	0	0	0	-

<sup>6</sup> Includes mobile homes, house boats, recreational vehicles

2016	1	1	0	0	0	0	0	-
2017	3	3	0	0	0	0	0	-
2018	2	2	0	0	0	0	0	-
2019	0	0	0	0	0	0	0	-
Total	7	7	1	1	0	0	0	-

Source: Local Government Building Permit Reports (2010 – 2019)

**Table 181: Assessed Value by Unit Size, Village of Montrose, (2019)**

Assessed Value by Unit Size: <b>Montrose</b>	Unit Count #	Average Per Unit \$
1 Bedroom Units	3	\$101,633
2 Bedroom Units	47	\$220,996
3+ Bedroom Units	394	\$275,684
Total	444	\$268,718

Source: BC Assessment. 2019 Assessment Roll

**Table 182: Assessed Value by Property Class, Village of Montrose, (2019)**

Assessed Value by Property Class: <b>Montrose</b>	Unit Count #	Average Per Unit \$
Single Detached	407	\$273,547
2 Acres or More	15	\$330,247
Residential Dwelling with Suite	10	\$150,990
Fourplex	6	\$96,750
Row Housing	4	\$189,950
Duplex	2	\$86,800
Total	444	\$268,718

Source: BC Assessment. 2019 Assessment Roll

**Table 183: Sales Value by Unit Size, Village of Montrose, (2019)**

Sales Value by Unit Size: <b>Montrose</b>	Sales Count #	Average Per Unit \$
1 Bedroom Units	-	-
2 Bedroom Units	6	\$217,750
3+ Bedroom Units	23	\$294,152
Total	29	\$278,345

Source: BC Assessment. 2019 Assessment Roll

**Table 184: Sales Value by Property Class, Village of Montrose, (2019)**

Sales Value by Property Class: Montrose	Sales Count #	Average Per Unit \$
Single Detached	25	\$275,520
2 Acres or More (Single Family Dwelling, Duplex)	2	\$300,750
Fourplex	1	\$390,000
Row Housing	1	\$192,500
Total	29	\$278,345

Source: BC Assessment. 2019 Assessment Roll

## Housing Values: Households in Core Housing Need

**Table 185: Affordability - Households Spending 30%+ of Income on Shelter Costs, Village of Montrose, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	40	10%	45	10%	45	11%
Renter	0	0%	0	0%	15	50%
Owner	35	9%	40	10%	25	6%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 186: Adequacy – Households in Dwellings Requiring Major Repairs, Village of Montrose, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	0	0%	10	2%	20	5%
Renter	10	100%	0	0%	0	0%
Owner	0	0%	10	2%	25	6%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 187: Suitability – Households in Overcrowded Dwellings, Village of Montrose, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	10	3%	0	0%	0	0%



Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
Renter	0	0%	0	0%	0	0%
Owner	10	3%	0	0%	0	0%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 188: Households in Core Housing Need, Village of Montrose, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	0	0%	70	16%	10	2%
Renter	0	0%	0	0%	10	33%
Owner	0	0%	45	11%	0	0%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 189: Households in Extreme Core Housing Need, Village of Montrose (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	0	0%	0	0%	10	2%
Renter	0	0%	0	0%	0	0%
Owner	0	0%	0	0%	0	0%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

## Anticipated Population and Households

**Table 190: Anticipated Population and Households, Village of Montrose, (2019 to 2031)**

Montrose	2019 Index	2021	2026	2031	Net Change	
	#	#	#	#	#	%
Projected Population	1,046	1,049	1,056	1,056	10	1.0%
Total Number of Households	459	461	464	466	7	1.6%

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

## Anticipated Units Required

**Table 191: Anticipated Number of Units by Size, Baseline Trend, Village of Montrose, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	11	2.3%	11	2.3%	11	2.3%	11	2.3%	0
2 Bedroom Units	42	9.2%	42	9.2%	43	9.2%	43	9.2%	1
3 Bedroom Units	211	46.0%	212	46.0%	213	46.0%	214	46.0%	3
4+ Bedroom Units	195	42.5%	196	42.5%	197	42.5%	198	42.5%	3
Total	459	100%	461	100%	464	100%	466	100%	7

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

**Table 192: Anticipated Number of Units by Size, Development Pattern Shift, Village of Montrose, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	11	2.3%	13	2.8%	16	3.4%	23	5.0%	13
2 Bedroom Units	42	9.2%	45	9.8%	48	10.3%	56	12.0%	14
3 Bedroom Units	211	46.0%	209	45.4%	208	44.8%	200	43.0%	-10
4+ Bedroom Units	195	42.5%	194	42.0%	193	41.5%	186	40.0%	-9
Total	459	100%	461	100%	464	100%	466	100%	7

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations



# APPENDIX F: VILLAGE OF WARFIELD HOUSING CONTEXT

# Population

**Table 193: Population Change, Village of Warfield (2006 – 2016)**

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Warfield	1,729	1,700	1,680	-49	-2.8%	-0.28%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population, 100%

**Table 194: Average and Median Age, Village of Warfield (2006 – 2016)**

Year	Average Age	Median Age
2006	40.3	43.9
2011	41.5	40.6
2016	43.3	45.3

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 195: Age Group Distribution, Village of Warfield (2006 – 2016)**

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	290	17%	280	17%	250	15%
15 to 19	125	7%	105	6%	95	6%
20 to 24	100	6%	85	5%	90	5%
25 to 64	945	54%	940	56%	925	55%
65 to 84	245	14%	235	14%	290	17%
85+	35	2%	45	3%	35	2%
Total	1,740	100%	1,690	100%	1,685	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population, 100% with summed totals

**Table 196: Mobility, Village of Warfield (2006 – 2016)**

Mobility Status	2006	2011	2016
Movers	125	190	205
Non-Migrants	60	40	125
Migrants	70	150	80

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

## Households

**Table 197: Households, Village of Warfield, (2006 – 2016)**

Warfield	2006	2011	2016
Total Number of Households	745	770	765
Average Household Size	2.3	2.5	2.2

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 198: Household Size Distribution, Village of Warfield (2006 – 2016)**

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	235	31%	220	29%	250	33%
2 people	280	37%	365	48%	310	41%
3 people	80	11%	45	6%	85	11%
4 people	105	14%	85	11%	95	12%
5+ people	55	7%	50	7%	35	5%
Total	755	100%	765	100%	765	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 199: Housing Tenure, Village of Warfield (2006 – 2016)**

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	120	16%	140	18%	160	21%
Owner	630	84%	630	82%	610	79%
Total	750	100%	770	100%	770	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 200: Renter Households in Subsidized Housing, Village of Warfield, (2016)**

Community	2006		2011		2016	
	#	%	#	%	#	%
Warfield	0	0%	0	0%	15	9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

## Household Income

**Table 201: Average and Median Household Income, Village of Warfield, (2006 – 2016)**

Community		2006	2011	2016
Warfield	Average Income	\$71,060	\$86,204	\$88,294

Community		2006	2011	2016
	Median Income	\$59,258	\$74,102	\$78,500

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 202: Number of Households in Specified Income Brackets, Village of Warfield, (2006 – 2016)**

Warfield	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	20	3%	0	0%	10	1%
\$5,000 to \$9,999	0	0%	25	3%	10	1%
\$10,000 to \$14,999	10	1%	0	0%	0	0%
\$15,000 to \$19,999	30	4%	0	0%	10	1%
\$20,000 to \$24,999	50	7%	55	7%	25	3%
\$25,000 to \$29,999	55	7%	0	0%	45	6%
\$30,000 to \$34,999	20	3%	30	4%	25	3%
\$35,000 to \$39,999	25	3%	30	4%	50	6%
\$40,000 to \$44,999	40	5%	0	0%	40	5%
\$45,000 to \$49,999	30	4%	50	7%	15	2%
\$50,000 to \$59,999	95	13%	65	9%	80	10%
\$60,000 to \$69,999	55	7%	80	11%	55	7%
\$70,000 to \$79,999	50	7%	40	5%	30	4%
\$80,000 to \$89,999	35	5%	50	7%	55	7%
\$90,000 to \$99,999	55	7%	70	10%	50	6%
\$100,000 to \$124,999	85	11%	95	13%	105	13%
\$125,000 to \$149,999	50	7%	60	8%	75	10%
\$150,000 to \$199,999	25	3%	35	5%	70	9%
\$200,000 and over	10	1%	50	7%	30	4%
Total	740	100%	735	100%	780	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 203: Average and Median Renter Household Income, Village of Warfield, (2006 – 2016)**

Warfield		2006	2011	2016
	Renter Average Income	\$36,248	\$67,659	\$49,496
	Renter Median Income	\$29,882	\$46,552	\$37,295

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 204: Number of Renter Households in Specified Income Brackets, Village of Warfield (2006 – 2016)**

Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.

Warfield	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	0	0%	0	0%	0	0%
\$5,000 to \$9,999	0	0%	0	0%	10	7%
\$10,000 to \$14,999	0	0%	0	0%	0	0%
\$15,000 to \$19,999	20	17%	0	0%	0	0%
\$20,000 to \$24,999	20	17%	0	0%	10	7%
\$25,000 to \$29,999	25	22%	0	0%	25	18%
\$30,000 to \$34,999	0	0%	0	0%	25	18%
\$35,000 to \$39,999	0	0%	0	0%	15	11%
\$40,000 to \$44,999	20	17%	0	0%	20	14%
\$45,000 to \$49,999	0	0%	0	0%	0	0%
\$50,000 to \$59,999	20	17%	0	0%	15	11%
\$60,000 to \$69,999	0	0%	0	0%	10	7%
\$70,000 to \$79,999	0	0%	0	0%	0	0%
\$80,000 to \$89,999	0	0%	0	0%	0	0%
\$90,000 to \$99,999	0	0%	0	0%	0	0%
\$100,000 to \$124,999	10	9	0	0%	0	0%
\$125,000 to \$149,999	0	0%	0	0%	0	0%
\$150,000 to \$199,999	0	0%	0	0%	10	7%
\$200,000 and over	0	0%	0	0%	0	0%
Total	120		140		160	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data, Totals

**Table 205: Owner Household Income, Village of Warfield (2006 – 2016)**

Community		2006	2011	2016
Warfield	Average Income	\$77,787	\$90,250	\$98,415
	Median Income	\$69,098	\$78,455	\$92,467

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 206: Number of Owner Households in Specified Income Brackets, Village of Warfield (2016)**

Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.

Warfield	2006	2011	2016
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	#	%	#	%	#	%
Under \$ 5,000	25	4%	0	0%	0	0%
\$5,000 to \$9,999	0	0%	0	0%	0	0%
\$10,000 to \$14,999	10	2%	0	0%	10	2%
\$15,000 to \$19,999	10	2%	0	0%	0	0%
\$20,000 to \$24,999	30	5%	50	9%	20	3%
\$25,000 to \$29,999	30	5%	0	0%	25	4%
\$30,000 to \$34,999	20	3%	15	3%	0	0%
\$35,000 to \$39,999	20	3%	25	4%	25	4%
\$40,000 to \$44,999	25	4%	0	0%	20	3%
\$45,000 to \$49,999	25	4%	30	5%	15	2%
\$50,000 to \$59,999	75	12%	50	9%	65	11%
\$60,000 to \$69,999	55	9%	85	15%	40	7%
\$70,000 to \$79,999	50	8%	25	4%	25	4%
\$80,000 to \$89,999	35	6%	45	8%	50	8%
\$90,000 to \$99,999	50	8%	60	10%	50	8%
\$100,000 to \$124,999	80	13%	90	15%	95	16%
\$125,000 to \$149,999	50	8%	25	4%	70	12%
\$150,000 to \$199,999	25	4%	35	6%	60	10%
\$200,000 and over	10	2%	50	9%	35	6%
Total	630		630		610	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data, Totals

## Economic Sectors and Labour Force

**Table 207: Total Number of Workers, Village of Warfield, (2006 – 2016)**

Community	2006	2011	2016
Warfield	975	785	855

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 208: Number of Workers by Industry, Village of Warfield, (2006 – 2016)**

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	0	0	10
Mining, quarrying, and oil and gas extraction	10	0	15
Utilities	25	45	15
Construction	65	40	90



Manufacturing	120	135	115
Wholesale trade	10	0	40
Retail trade	125	50	155
Transportation and warehousing	30	30	15
Information and cultural industries	10	0	0
Finance and insurance	35	35	35
Real estate and rental and leasing	0	0	10
Professional, scientific and technical services	30	40	25
Management of companies and enterprises	0	0	0
Administrative and support, waste management and remediation services	25	0	30
Educational services	25	70	55
Health care and social assistance	170	200	140
Arts, entertainment and recreation	30	0	20
Accommodation and food services	160	85	20
Other services (except public administration)	50	40	30
Public administration	55	15	25
Total	975	785	850

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 209: Unemployment Rate and Participation Rate, Village of Warfield, (2006 – 2016)**

Community		2006	2011	2016
Warfield	Unemployment Rate	5.2%	6.1%	5.3%
	Participation Rate	67.8%	66.1%	58.3%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

**Table 210: Commuting Destination, Village of Warfield, (2016)**

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
Warfield	90	505	65	30

Source: Statistics Canada, 2016 Census of Population

## Housing Units

**Table 211: Total Number of Housing Units, Village of Warfield, (2016)**

Housing Units	2016
Total number of housing units	765

Source: Statistics Canada, 2016 Census of Population

**Table 212: Breakdown by Structural Type of Units, Village of Warfield, (2016)**

Housing Mix	2016 #	2016 %
Single-Detached	620	82%
Semi-Detached	15	2%
Row House	0	0%
Apartment or Flat in a Duplex	15	2%
Apartment with fewer than 5 storeys	105	14%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	5	1%
Movable Dwelling <sup>7</sup>	0	0%
Total	760	100%

Source: Statistics Canada, 2016 Census of Population

**Table 213: Housing Composition by Size, Village of Warfield, (2016)**

Housing Mix	2016
Bachelor Units (0 bedrooms)	0
1 Bedroom Units	20
2 Bedroom Units	240
3 Bedroom Units	330
4+ Bedroom Units	185

Source: Statistics Canada, 2016 Census of Population

**Table 214: Number and Percentage Breakdown by Date Built, Village of Warfield, (2016)**

Date Built	#	%
Pre-1960	480	63%
1961-1980	185	24%
1981-1990	30	4%
1991-2000	45	6%
2001-2005	10	1%
2006-2010	15	2%
2011-2016	0	0%
Total	765	100%

Source: Statistics Canada, 2016 Census of Population

**Table 215: Permits by Structure Type, Village of Warfield, (2010-2019)**

Year	Single Detached	Manufactured Home	Multi-Unit	Demolition
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<sup>7</sup> Includes mobile homes, house boats, recreational vehicles

	Permits	Units	Permits	Units	Permits	Units	Permits	Units
2010	0	0	0	0	0	0	-	-
2011	0	0	0	0	0	0	-	-
2012	0	0	0	0	0	0	-	-
2013	0	0	0	0	0	0	-	-
2014	2	2	0	0	0	0	1	0
2015	1	1	0	0	0	0	1	0
2016	0	0	1	1	0	0	1	0
2017	2	2	0	0	0	0	0	0
2018	0	0	0	0	0	0	1	0
2019	1	1	0	0	0	0	1	0
Total	6	6	1	1	0	0	5	-

Source: Local Government Building Permit Reports (2010 – 2019)

**Table 216: Assessed Value by Unit Size, Village of Warfield, (2019)**

Assessed Value by Unit Size: Warfield	Unit Count #	Average Per Unit \$
1 Bedroom Units	14	\$111,736
2 Bedroom Units	147	\$161,267
3+ Bedroom Units	604	\$242,842
Total	765	\$224,767

Source: BC Assessment. 2019 Assessment Roll

**Table 217: Assessed Value by Property Class, Village of Warfield, (2019)**

Assessed Value by Property Class: Warfield	Unit Count #	Average Per Unit \$
Single Detached	649	\$242,567
Strata Lot Residence (Condo)	47	\$97,466
Duplex	26	\$162,754
Residential Dwelling with Suite	24	\$125,900
Manufacture Home	6	\$65,683
Stores and/or Offices with Apartments	5	\$28,120
Fourplex	3	\$105,767
2 Acres or More	3	\$587,933
Stores and Living Quarters	2	\$35,500
Total	765	\$224,767

Source: BC Assessment. 2019 Assessment Roll

**Table 218: Sales Value by Unit Size, Village of Warfield, (2019)**

Sales Value by Unit Size: Warfield	Sales Count #	Average Per Unit \$
1 Bedroom Units	1	\$87,000
2 Bedroom Units	12	\$126,958
3+ Bedroom Units	33	\$280,270
Total	46	\$236,074

Source: BC Assessment. 2019 Assessment Roll

**Table 219: Sales Value by Property Class, Village of Warfield, (2019)**

Sales Value by Property Class: Warfield	Sales Count #	Average Per Unit \$
Single Detached	36	\$257,789
Strata Lot Residence (Condo)	6	\$95,250
Residential Dwelling with Suite	2	\$290,500
Duplex, Non-Strata Side by Side or Front / Back	1	\$380,000
Manufactured Home (Within Manufactured Home Park)	1	\$46,500
Total	46	\$236,074

Source: BC Assessment. 2019 Assessment Roll

## Housing Values: Households in Core Housing Need

**Table 220: Affordability – Households Spending 30%+ of Income on Shelter Costs, Village of Warfield (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	65	9%	55	7%	85	11%
Renter	45	38%	0	0%	30	20%
Owner	20	3%	40	7%	55	9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 221: Adequacy – Households in Dwellings Requiring Major Repairs, Village of Warfield (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%

All Households	60	8%	90	12%	65	9%
Renter	20	17%	0	0%	15	10%
Owner	40	7%	60	10%	50	8%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 222: Suitability – Households in Overcrowded Dwellings, Village of Warfield (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	10	1%	0	0%	20	3%
Renter	0	0%	0	0%	15	10%
Owner	15	3%	0	0%	0	0%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 223: Households in Core Housing Need, Village of Warfield (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	20	3%	20	3%	25	3%
Renter	20	17%	0	0%	10	7%
Owner	0	0%	0	0%	20	3%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

**Table 224: Households in Extreme Core Housing Need, Village of Warfield (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	0	0%	0	0%	10	1%
Renter	0	0%	0	0%	0	0%
Owner	0	0%	0	0%	10	2%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

## Anticipated Population and Households

**Table 225: Anticipated Population and Households, Village of Warfield, (2019 to 2031)**

Warfield	2019 Index	2021	2026	2031	Net Change	
	#	#	#	#	#	%
Projected Population	1,724	1,755	1,767	1,767	43	2.5%

Warfield	2019 Index	2021	2026	2031	Net Change	
	#	#	#	#	#	%
Total Number of Households	822	826	831	835	13	1.6%

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

## Anticipated Units Required

**Table 226: Anticipated Number of Units by Size, Baseline Trend, Village of Warfield, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change
	#	%	#	%	#	%	#	%	#
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	21	2.6%	21	2.6%	21	2.6%	22	2.6%	0
2 Bedroom Units	254	31.0%	256	31.0%	257	31.0%	259	31.0%	4
3 Bedroom Units	350	42.6%	352	42.6%	354	42.6%	355	42.6%	6
4+ Bedroom Units	196	23.9%	197	23.9%	198	23.9%	199	23.9%	3
Total	822	100%	826	100%	831	100%	835	100%	13

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

**Table 227: Anticipated Number of Units by Size, Development Pattern Shift, Village of Warfield, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change
	#	%	#	%	#	%	#	%	#
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	21	2.6%	29	3.5%	36	4.3%	58	7.0%	37
2 Bedroom Units	254	31.0%	258	31.2%	261	31.4%	267	32.0%	13
3 Bedroom Units	350	42.6%	347	42.1%	345	41.5%	334	40.0%	-16
4+ Bedroom Units	196	23.9%	192	23.3%	189	22.7%	175	21.0%	-21
Total	822	100%	826	100%	831	100%	835	100%	13

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations





# APPENDIX G: CITY OF GRAND FORKS HOUSING CONTEXT



# Population

**Table 228: Population Change, City of Grand Forks, (2006 – 2016)**

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Grand Forks	4,036	3,985	4,049	13	0.32%	0.032%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population, 100% data

**Table 229: Average and Median Age, City of Grand Forks, (2006 – 2016)**

Year	Average Age	Median Age
2006	44.1	46.6
2011	49.1	54.5
2016	49.4	54.0

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 230: Age Group Distribution, City of Grand Forks, (2006 – 2016)**

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	605	15%	550	14%	520	13%
15 to 19	260	6%	200	5%	160	4%
20 to 24	200	5%	135	3%	140	3%
25 to 64	1,965	49%	1,955	49%	1,885	47%
65 to 84	865	21%	990	25%	1,140	28%
85+	155	4%	160	4%	205	5%
Total	4,050	100%	3,990	100%	4,050	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population, 100% data with summed totals

**Table 231: Mobility, City of Grand Forks, (2006 – 2016)**

Mobility Status	2006	2011	2016
Movers	585	435	635
Non-Migrants	380	205	330
Migrants	210	230	310

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

# Households

**Table 232: Households, City of Grand Forks, (2006 – 2016)**

Grand Forks	2006	2011	2016
Total Number of Households	1,790	1,835	1,870
Average Household Size	2.2	2.1	2.1

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 233: Household Size Distribution, City of Grand Forks, (2006 – 2016)**

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	555	31%	620	34%	655	35%
2 people	745	42%	785	43%	790	42%
3 people	210	12%	180	10%	200	11%
4 people	185	10%	160	9%	145	8%
5+ people	85	5%	85	5%	75	4%
Total	1,780	100%	1,830	100%	1,865	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 234: Housing Tenure, City of Grand Forks, (2006 – 2016)**

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	405	23%	410	22%	385	21%
Owner	1,308	77%	1,425	78%	1,480	79%
Total	1,790	100%	1,835	100%	1,870	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 235: Renter Households in Subsidized Housing, City of Grand Forks, (2016)**

Community	2006		2011		2016	
	#	%	#	%	#	%
Grand Forks	n/a	n/a	55	13%	45	12%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Household Income

**Table 236: Average and Median Household Income, City of Grand Forks, (2006 – 2016)**

Community		2006	2011	2016
Grand Forks	Average Income	\$55,053	\$58,157	\$59,900
	Median Income	\$44,205	\$46,220	\$50,824

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 237: Number of Households in Specified Income Brackets, City of Grand Forks, (2006 – 2016)**

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	40	2%	65	4%	30	2%
\$5,000 to \$9,999	0	0%	25	1%	0	0
\$10,000 to \$14,999	95	5%	40	2%	70	4%
\$15,000 to \$19,999	160	9%	170	9%	140	8%
\$20,000 to \$24,999	100	6%	180	10%	120	6%
\$25,000 to \$29,999	105	6%	145	8%	85	5%
\$30,000 to \$34,999	140	8%	140	8%	105	6%
\$35,000 to \$39,999	110	6%	85	5%	110	6%
\$40,000 to \$44,999	170	10%	35	2%	135	7%
\$45,000 to \$49,999	80	5%	55	3%	120	6%
\$50,000 to \$59,999	105	6%	110	6%	190	10%
\$60,000 to \$69,999	120	7%	150	8%	170	9%
\$70,000 to \$79,999	115	6%	195	11%	95	5%
\$80,000 to \$89,999	130	7%	85	%	145	8%
\$90,000 to \$99,999	115	6%	35	2%	80	4%
\$100,000 to \$124,999	115	6%	155	8%	135	7%
\$125,000 to \$149,999	60	3%	55	3%	70	4
\$150,000 to \$199,999	30	2%	75	4%	55	3%
\$200,000 and over	0	0	0	0	10	1%
Total	1,790	100%	1,835	100%	1,865	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 238: Average and Median Renter Household Income, City of Grand Forks, (2006 – 2016)**

		2006	2011	2016
Grand Forks	Renter Average Income	\$40,674	\$41,361	\$44,792
	Renter Median Income	\$36,134	\$32,193	\$40,156

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 239: Number of Renter Households in Specified Income Brackets, City of Grand Forks, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	25	6%	0	0%	0	0%
\$5,000 to \$9,999	0	0%	0	0%	0	0%
\$10,000 to \$14,999	50	12%	35	9%	40	10%
\$15,000 to \$19,999	60	15%	60	15%	70	18%
\$20,000 to \$24,999	0	0%	45	11%	10	3%
\$25,000 to \$29,999	25	6%	30	7%	25	7%
\$30,000 to \$34,999	20	5%	45	11%	25	7%
\$35,000 to \$39,999	50	12%	0	0%	10	3%
\$40,000 to \$44,999	35	9%	0	0%	20	5%
\$45,000 to \$49,999	20	5%	0	0%	15	4%
\$50,000 to \$59,999	20	5%	45	11%	40	10%
\$60,000 to \$69,999	35	9%	45	11%	45	12%
\$70,000 to \$79,999	15	4%	0	0%	15	4%
\$80,000 to \$89,999	20	5%	0	0%	30	8%
\$90,000 to \$99,999	20	5%	0	0%	0	0%
\$100,000 to \$124,999	0	0%	40	10%	20	5%
\$125,000 to \$149,999	10	3%	0	0%	0	0%
\$150,000 to \$199,999	0	0%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	0	0%
Total	405	100%	405	100%	385	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 240: Owner Household Income, City of Grand Forks, (2006 – 2016)**

Community		2006	2011	2016
Grand Forks	Average Income (\$)	\$59,246	\$62,935	\$63,837
	Median Income (\$)	\$48,422	\$51,067	\$53,805

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 241: Number of Owner Households in Specified Income Brackets, City of Grand Forks, (2016)**

2006		2011		2016	
#	%	#	%	#	%

Under \$ 5,000	20	1%	55	4%	25	8%
\$5,000 to \$9,999	0	0%	0	0%	0	0%
\$10,000 to \$14,999	45	3%	0	0%	30	2%
\$15,000 to \$19,999	100	7%	110	8%	70	5%
\$20,000 to \$24,999	90	7%	140	10%	110	7%
\$25,000 to \$29,999	80	6%	120	8%	60	4%
\$30,000 to \$34,999	125	9%	95	7%	80	5%
\$35,000 to \$39,999	60	4%	75	5%	100	7%
\$40,000 to \$44,999	135	10%	30	2%	110	7%
\$45,000 to \$49,999	55	4%	45	3%	100	7%
\$50,000 to \$59,999	80	6%	70	5%	145	10%
\$60,000 to \$69,999	85	6%	110	8%	125	8%
\$70,000 to \$79,999	105	8%	190	13%	80	5%
\$80,000 to \$89,999	110	8%	80	6%	120	8%
\$90,000 to \$99,999	100	7%	35	2%	80	5%
\$100,000 to \$124,999	115	8%	115	8%	120	8%
\$125,000 to \$149,999	55	4%	50	4%	70	6%
\$150,000 to \$199,999	25	2%	80	6%	55	4%
\$200,000 and over	0	0%	0	0%	10	1%
Total	1,385	100%	1,400	100%	1,490	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Economic Sectors and Labour Force

**Table 242: Total Number of Workers, City of Grand Forks, (2006 – 2016)**

Community	2006	2011	2016
Grand Forks	1,725	1,515	1,675

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 243: Number of Workers by Industry, City of Grand Forks, (2006 – 2016)**

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	100	50	85
Mining, quarrying, and oil and gas extraction	10	10	30
Utilities	0	0	10
Construction	130	60	155
Manufacturing	310	130	210

Wholesale trade	25	0	40
Retail trade	225	175	175
Transportation and warehousing	45	45	30
Information and cultural industries	55	0	30
Finance and insurance	45	30	55
Real estate and rental and leasing	25	0	25
Professional, scientific and technical services	45	30	50
Management of companies and enterprises	0	0	0
Administrative and support, waste management and remediation services	70	180	80
Educational services	55	180	85
Health care and social assistance	195	210	245
Arts, entertainment and recreation	45	25	15
Accommodation and food services	150	125	135
Other services (except public administration)	70	70	105
Public administration	95	115	90
Total	1,695	1,435	1,650

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 244: Unemployment Rate and Participation Rate, City of Grand Forks, (2006 – 2016)**

Community		2006	2011	2016
Grand Forks	Unemployment Rate (%)	7.8%	8.6%	9.3%
	Participation Rate (%)	52.4%	46.1%	50.5%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 245: Commuting Destination, City of Grand Forks, (2016)**

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
Grand Forks	950	120	75	0

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Housing Units

**Table 246: Total Number of Housing Units, City of Grand Forks, 2016**

Housing Units	2016
Total number of housing units	1,865

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 247: Breakdown by Structural Type of Units, City of Grand Forks, (2016)**

Housing Mix	2016 (#)	2016 (%)
Single-Detached	1440	77%
Semi-Detached	30	2%
Row House	135	7%
Apartment or Flat in a Duplex	10	1%
Apartment with Fewer than 5 Storeys	205	11%
Apartment with 5 or More Storeys	0	0%
Other Single-Attached House	0	0%
Movable Dwelling <sup>8</sup>	45	2%
Total	1,865	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 248: Housing Composition by Size, City of Grand Forks, (2016)**

Housing Mix	2016
Bachelor Units (0 bedrooms)	0
1 Bedroom Units	135
2 Bedroom Units	555
3 Bedroom Units	650
4+ Bedroom Units	530

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 249: Number and Percentage Breakdown by Date Built, City of Grand Forks, (2016)**

Date Built	#	%
Pre-1960	525	28%
1961-1980	605	32%
1981-1990	190	10%
1991-2000	360	19%
2001-2005	80	4%
2006-2010	55	3%
2011-2016	45	2%
Total	1,860	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

<sup>8</sup> Includes mobile homes, house boats, recreational vehicles

**Table 250: Number of Subsidized Housing Units, City of Grand Forks, (2020)**

Transitional Supported and Assisted Living				Independent Social Housing	
	Frail Seniors	Special Needs	Women and Children Fleeing Violence	Low Income Families	Low Income Seniors
Grand Forks	17	0	16	77	28
Total	33			105	

Source: BC Housing Research and Corporate Planning Dept, Unit Count Reporting Model, 31 March 2020

**Table 251: Shelter Beds and Housing Units for People Experiencing or at Risk of Homelessness, City of Grand Forks, (2020)**

*Please note: only the category total is provided, which may refer to “homeless housed,” “homeless rent supplements,” or “homeless shelters”*

Emergency Shelter and Housing for the Homeless	
Grand Forks	5

Source: BC Housing Research and Corporate Planning Dept, Unit Count Reporting Model, 31 March 2020

**Table 252: Shelter Beds and Housing Units for People Experiencing/At Risk of Homelessness, City of Grand Forks, (2016)**

Community	Units			
	Emergency Shelter / Homeless Housing	Transitional / Supported Living	Independent Social Housing	Rent Assistance in Private Market
Grand Forks	5	36	56	41

Source: BC Housing, Unit Count Reporting Model, 31 March 2019

**Table 253: Permits by Structure Type, City of Grand Forks, (2010-2019)<sup>9</sup>**

Year	Single Detached		Manufactured Home		Multi-Unit		Demolition <sup>10</sup>	
	Permits	Units	Permits	Units	Permits	Units	Permits	Units
2010	6	6	0	0	0	0	-	-
2011	9	9	4	4	4	7	-	-
2012	1	1	3	3	1	48	-	-
2013	2	2	0	0	0	0	-	-
2014	-	6	-	3	-	0	2	2
2015	-	1	-	0	-	0	3	3
2016	-	3	-	6	-	0	2	2
2017	-	9	-	3	-	8	3	3

<sup>9</sup> Permits were tracked by the RDKB prior to 2014; the data provided by the City of Grand Forks for 2014-2019 only included unit counts rather than permits (except for 2019 multi-unit permits, which was provided separately)

<sup>10</sup> All demolitions in the provided data were for single detached houses



2018	-	5	-	3	-	8	16	16
2019	-	4	-	8	7	57	3	3
Total <sup>11</sup>	18+	43	7+	27	5+	128	29	29

Source: Local Government Building Permit Reports (2010 – 2019)

**Table 254: Registered New Homes by Date Built, City of Grand Forks (2016-2018)**

Date Built	2016 #	2017 #	2018 #
Single Detached	10	12	7
Multi-Unit Homes	n/a	n/a	n/a
Rental	n/a	n/a	6

Source: BC Housing New Homes Registry (2016 – 2018)

**Table 255: Assessed Value by Unit Size, City of Grand Forks, (2019)**

Assessed Value by Unit Size: Grand Forks	Unit Count #	Average Per Unit \$
1 Bedroom Units	57	\$127,219
2 Bedroom Units	517	\$174,376
3+ Bedroom Units	1290	\$249,859
Total	1,864	\$225,172

Source: BC Assessment. 2019 Assessment Roll

**Table 256: Assessed Value by Property Class, City of Grand Forks, (2019)**

Assessed Value by Property Class: Grand Forks	Unit Count #	Average Per Unit \$
Single Detached	1,365	\$252,195
Row Housing	129	\$161,829
Residential Dwelling with Suite	115	\$162,089
Manufacture Home	104	\$107,635
Duplex	58	\$97,428
Strata Lot Residence (Condo)	51	\$145,029
2 Acres or More	38	\$294,258
Fourplex	3	\$119,333
Property subject to section 19(8)	1	\$177,500
Total	1,864	\$225,172

<sup>11</sup> Permit count totals only include permits granted between 2010-2014

**Table 257: Sales Value by Unit Size, City of Grand Forks, (2019)**

Sales Value by Unit Size: Grand Forks	Sales Count #	Average Per Unit \$
1 Bedroom Units	1	\$129,000
2 Bedroom Units	35	\$240,337
3+ Bedroom Units	72	\$270,803
Total	108	\$259,617

Source: BC Assessment. 2019 Assessment Roll

**Table 258: Sales Value by Property Class, City of Grand Forks, (2019)**

Sales Value by Property Class: Grand Forks	Sales Count #	Average Per Unit \$
Single Detached	78	\$285,631
Row Housing	11	\$261,800
Manufactured Home (Within Manufactured Home Park)	9	\$97,044
Strata Lot Residence (Condo)	4	\$139,125
Manufactured Home (Not In Manufactured Home Park)	4	\$221,802
Residential Dwelling with Suite	2	\$281,250
Total	108	\$259,617

Source: BC Assessment. 2019 Assessment Roll

## Housing Values: Households in Core Housing Need

**Table 259: Affordability – Households Spending 30%+ of Income on Shelter Costs, City of Grand Forks, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	340	20%	420	24%	395	22%
Renter	145	39%	205	53%	160	43%
Owner	200	15%	210	15%	240	17%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 260: Adequacy – Households in Dwellings Requiring Major Repairs, City of Grand Forks, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	175	10%	140	8%	165	9%

Renter	75	20%	0	0%	45	12%
Owner	105	8%	130	9%	125	9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 261: Suitability – Households in Overcrowded Dwellings, City of Grand Forks, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	110	6%	35	2%	45	2%
Renter	55	15%	15	4%	20	5%
Owner	50	4%	15	1%	20	1%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 262: Households in Core Housing Need, City of Grand Forks, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	195	11%	205	12%	145	8%
Renter	110	29%	135	34%	95	25%
Owner	80	6%	65	5%	50	3%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 263: Households in Extreme Core Housing Need, City of Grand Forks, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	80	5%	140	8%	80	4%
Renter	30	8%	120	30%	45	12%
Owner	55	4%	25	2%	30	2%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Anticipated Population and Households

**Table 264: Anticipated Population and Households, City of Grand Forks, (2019 to 2031)**

Grand Forks	2019 Index	2021	2026	2031	Net Change	
	#	#	#	#	#	%
Projected Population	4,283	4,171	3,965	3,723	-559	-13.1%
Total Number of Households	2,037	1,992	1,907	1,770	-267	-13.1%

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

## Anticipated Units Required

**Table 265: Anticipated Number of Units by Size, Baseline Trend, City of Grand Forks, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	147	7.2%	144	7.2%	138	7.2%	128	7.2%	-19
2 Bedroom Units	604	29.7%	591	29.7%	566	29.7%	525	29.7%	-79
3 Bedroom Units	708	34.8%	693	34.8%	663	34.8%	615	34.8%	-93
4+ Bedroom Units	577	28.3%	565	28.3%	540	28.3%	502	28.3%	-76
Total	2,037	100%	1,992	100%	1,907	100%	1,770	100%	-267

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

**Table 266: Anticipated Number of Units by Size, Development Pattern Shift, City of Grand Forks, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	147	7.2%	163	8.2%	174	9.1%	212	12.0%	65
2 Bedroom Units	604	29.7%	624	31.3%	629	33.0%	672	38.0%	68
3 Bedroom Units	708	34.8%	674	33.8%	627	32.9%	531	30.0%	-177
4+ Bedroom Units	577	28.3%	531	26.7%	477	25.0%	354	20.0%	-223
Total	2,037	100%	1,992	100%	1,907	100%	1,770	100%	-267

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations



# APPENDIX H: CITY OF GREENWOOD HOUSING CONTEXT

# Population

**Table 267: Population Change, City of Greenwood, (2006 – 2016)**

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Greenwood	625	708	665	40	6.4%	0.64%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population, 100% data

**Table 268: Average and Median Age, City of Greenwood, (2006 – 2016)**

Year	Average Age	Median Age
2006	45.6	49.3
2011	58.3	64.5
2016	55.4	60.6

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 269: Age Group Distribution, City of Greenwood, (2006 – 2016)**

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	70	11%	75	11%	60	9%
15 to 19	30	5%	25	4%	25	4%
20 to 24	10	2%	20	3%	15	2%
25 to 64	340	55%	365	52%	315	47%
65 to 84	160	26%	205	29%	230	35%
85+	10	2%	10	1%	20	3%
Total	620	100%	700	100%	665	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population, 100% data with summed totals

**Table 270: Mobility, City of Greenwood, (2006 – 2016)**

Mobility Status	2006	2011	2016
Movers	155	40	70
Non-Migrants	10	0	0
Migrants	145	30	65

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Households

**Table 271: Households, City of Greenwood, (2006 – 2016)**

Greenwood	2006	2011	2016
Total Number of Households	325	365	345
Average Household Size	1.9	1.9	1.9

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 272: Household Size Distribution, City of Greenwood, (2006 – 2016)**

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	120	38%	145	40%	120	34%
2 people	140	44%	160	44%	175	49%
3 people	30	9%	30	8%	30	8%
4 people	30	9%	20	5%	20	6%
5+ people	0	0%	10	3%	10	3%
Total	320	100%	365	100%	355	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 273: Housing Tenure, City of Greenwood, (2006 – 2016)**

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	35	11%	20	5%	40	11%
Owner	285	88%	370	94%	335	89%
Total	325	100%	395	100%	375	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 274: Renter Households in Subsidized Housing, City of Greenwood, (2016)**

Community	2006		2011		2016	
	#	%	#	%	#	%
Greenwood	n/a	n/a	n/a	n/a	10	25%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Household Income

**Table 275: Average and Median Household Income, City of Greenwood, (2006 – 2016)**

Community	2006	2011	2016
Greenwood	Average Income	\$45,815	\$40,272
	Median Income	\$38,302	\$26,206
			\$29,744

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 276: Number of Households in Specified Income Brackets, City of Greenwood, (2006 – 2016)**

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	10	3%	0	0%	15	4%
\$5,000 to \$9,999	10	3%	0	0%	0	0%
\$10,000 to \$14,999	30	9%	0	0%	30	8%
\$15,000 to \$19,999	15	5%	15	4%	70	18%
\$20,000 to \$24,999	50	16%	110	28%	45	12%
\$25,000 to \$29,999	0	0%	50	13%	25	7%
\$30,000 to \$34,999	15	6%	0	0%	20	5%
\$35,000 to \$39,999	50	16%	10	3%	30	8%
\$40,000 to \$44,999	10	3%	0	0%	10	3%
\$45,000 to \$49,999	10	3%	15	4%	10	3%
\$50,000 to \$59,999	35	11%	15	4%	30	8%
\$60,000 to \$69,999	40	13%	85	22%	20	5%
\$70,000 to \$79,999	15	5%	0	0%	20	5%
\$80,000 to \$89,999	20	6%	0	0%	10	3%
\$90,000 to \$99,999	10	3%	0	0%	10	3%
\$100,000 to \$124,999	15	5%	0	0%	10	3%
\$125,000 to \$149,999	0	0%	0	0%	15	4%
\$150,000 to \$199,999	0	0%	0	0%	10	3%
\$200,000 and over	0	0%	0	0%	0	0%
Total	320	100%	395	100%	380	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 277: Average and Median Renter Household Income, City of Greenwood, (2006 – 2016)**

		2006	2011	2016
Greenwood	Renter Average Income	\$43,212	\$36,819.	n/a
	Renter Median Income	\$38,743	\$32,289.	n/a

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 278: Number of Renter Households in Specified Income Brackets, City of Greenwood, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	0	0%	n/a	n/a	10	22%
\$5,000 to \$9,999	0	0%	n/a	n/a	0	0%



\$10,000 to \$14,999	10	29%	n/a	n/a	10	22%
\$15,000 to \$19,999	0	0%	n/a	n/a	10	22%
\$20,000 to \$24,999	10	29%	n/a	n/a	10	22%
\$25,000 to \$29,999	0	0%	n/a	n/a	0	0%
\$30,000 to \$34,999	10	29%	n/a	n/a	0	0%
\$35,000 to \$39,999	0	0%	n/a	n/a	0	0%
\$40,000 to \$44,999	0	0%	n/a	n/a	0	0%
\$45,000 to \$49,999	0	0%	n/a	n/a	10	22%
\$50,000 to \$59,999	0	0%	n/a	n/a	0	0%
\$60,000 to \$69,999	15	43%	n/a	n/a	0	0%
\$70,000 to \$79,999	0	0%	n/a	n/a	0	0%
\$80,000 to \$89,999	0	0%	n/a	n/a	0	0%
\$90,000 to \$99,999	0	0%	n/a	n/a	0	0%
\$100,000 to \$124,999	10	0%	n/a	n/a	0	0%
\$125,000 to \$149,999	10	0%	n/a	n/a	0	0%
\$150,000 to \$199,999	0	0%	n/a	n/a	0	0%
\$200,000 and over	0	0%	n/a	n/a	0	0%
Total	35		25		45	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 279: Owner Household Income, City of Greenwood, (2006 – 2016)**

Community		2006	2011	2016
Greenwood	Average Income	\$46,132	\$40,493	\$46,735
	Median Income	\$38,285	\$26,196	\$34,580

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 280: Number of Owner Households in Specified Income Brackets, City of Greenwood, (2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	10	4%	0	0%	10	3%
\$5,000 to \$9,999	0	0%	0	0%	0	0%
\$10,000 to \$14,999	20	7%	0	0%	25	8%
\$15,000 to \$19,999	15	5%	0	0%	65	19%
\$20,000 to \$24,999	45	16%	105	28%	35	10%

\$25,000 to \$29,999	0	0%	0	0%	30	9%
\$30,000 to \$34,999	10	4%	0	0%	20	6%
\$35,000 to \$39,999	45	16%	10	3%	30	9%
\$40,000 to \$44,999	10	4%	0	0%	10	3%
\$45,000 to \$49,999	10	4%	20	5%	0	0%
\$50,000 to \$59,999	30	11%	15	4%	25	8%
\$60,000 to \$69,999	25	9%	80	21%	20	6%
\$70,000 to \$79,999	15	5%	0	0%	20	6%
\$80,000 to \$89,999	20	7%	0	0%	10	3%
\$90,000 to \$99,999	10	4%	0	0%	0	0%
\$100,000 to \$124,999	10	4%	0	0%	10	3%
\$125,000 to \$149,999	10	4%	0	0%	15	5%
\$150,000 to \$199,999	0	0%	0	0%	15	5%
\$200,000 and over	0	0%	0	0%	0	0%
Total	285		375		335	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Housing Units

**Table 281: Total Number of Housing Units, City of Greenwood, 2016**

Housing Units	2016
Total number of housing units	380

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 282: Breakdown by Structural Type of Units, City of Greenwood, (2016)**

Housing Mix	2016 (#)	2016 (%)
Single-Detached	310	82%
Semi-Detached	0	0%
Row House	10	3%
Apartment or Flat in a Duplex	0	0%
Apartment with fewer than 5 storeys	15	4%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	0	0%
Movable Dwelling <sup>12</sup>	45	12%
Total	380	100%

<sup>12</sup> Includes mobile homes, house boats, recreational vehicles

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 283: Housing Composition by Size, City of Greenwood, (2016)**

Housing Mix	2016
Bachelor Units (0 bedrooms)	0
1 Bedroom Units	65
2 Bedroom Units	160
3 Bedroom Units	110
4+ Bedroom Units	45

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 284: Number and Percentage Breakdown by Date Built, City of Greenwood, (2016)**

Date Built	#	%
Pre-1960	180	48%
1961-1980	90	24%
1981-1990	45	12%
1991-2000	30	8%
2001-2005	0	0%
2006-2010	20	5%
2011-2016	0	0%
Total	375	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 285: Number of Subsidized Housing Units, City of Greenwood, (2020)**

Transitional Supported and Assisted Living				Independent Social Housing	
	Frail Seniors	Special Needs	Women and Children Fleeing Violence	Low Income Families	Low Income Seniors
Greenwood	0	0	0	-	-
Total	0			4	

Source: BC Housing Research and Corporate Planning Dept, Unit Count Reporting Model, 31 March 2020

**Table 286: Permits by Structure Type, Village of Greenwood, (2010-2019)**

Year	Single Detached		Manufactured Home		Multi-Unit		Demolition	
	Permits	Units	Permits	Units	Permits	Units	Permits	Units
2010	1	1	0	0	0	0	-	-
2011	0	0	0	0	0	0	-	-
2012	0	0	0	0	0	0	-	-

2013	0	0	0	0	0	0	-	-
2014	0	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	2	0
2016	1	1	0	0	0	0	3	0
2017	0	0	1	1	0	0	0	0
2018	0	0	1	1	0	0	0	0
2019	0	0	0	0	0	0	2	0
Total	2	2	2	2	0	0	7	-

Source: Local Government Building Permit Reports (2010 – 2019)

**Table 287: Assessed Value by Unit Size, Village of Greenwood, (2019)**

Assessed Value by Unit Size: <b>Greenwood</b>	Unit Count #	Average Per Unit \$
1 Bedroom Units	22	\$114,418
2 Bedroom Units	139	\$114,326
3+ Bedroom Units	238	\$147,118
Total	399	\$133,891

Source: BC Assessment. 2019 Assessment Roll

**Table 288: Assessed Value by Property Class, City of Greenwood, (2019)**

Assessed Value by Property Class: Greenwood	Unit Count #	Average Per Unit \$
Single Detached	279	\$149,316
Manufacture Home	81	\$100,240
Store(s) and Living Quarters	10	\$87,700
Residential Dwelling with Suite	8	\$105,288
Row Housing	8	\$101,913
Fourplex	6	\$108,183
Stores and/or Offices with Apartments	6	\$60,833
2 Acres or More	1	\$95,400
Total	399	\$133,891

Source: BC Assessment. 2019 Assessment Roll

**Table 289: Sales Value by Unit Size, Village of Greenwood (2019)**

Sales Value by Unit Size: <b>Greenwood</b>	Sales Count #	Average Per Unit \$
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1 Bedroom Units	-	-
2 Bedroom Units	8	\$129,125
3+ Bedroom Units	12	\$157,265
Total	20	\$146,009

Source: BC Assessment. 2019 Assessment Roll

**Table 290: Sales Value by Property Class, City of Greenwood, (2019)**

Sales Value by Property Class: Greenwood	Sales Count #	Average Per Unit \$
Single Detached	10	\$160,357
Manufactured Home (Not In Manufactured Home Park)	10	\$131,661
Total	20	\$146,009

Source: BC Assessment. 2019 Assessment Roll

## Economic Sectors and Labour Force

**Table 291: Total Number of Workers, City of Greenwood, (2006 – 2016)**

Community	2006	2011	2016
Greenwood	250	150	255

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 292: Number of Workers by Industry, City of Greenwood (2006 – 2016)**

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	65	10	10
Mining, quarrying, and oil and gas extraction	0	0	0
Utilities	0	0	0
Construction	15	50	20
Manufacturing	35	0	15
Wholesale trade	0	0	10
Retail trade	30	0	20
Transportation and warehousing	0	0	25
Information and cultural industries	0	0	0
Finance and insurance	10	0	10
Real estate and rental and leasing	0	0	10
Professional, scientific and technical services	10	0	10

Management of companies and enterprises	0	0	0
Administrative and support, waste management and remediation services	10	0	10
Educational services	15	0	10
Health care and social assistance	10	15	15
Arts, entertainment and recreation	10	0	10
Accommodation and food services	20	0	40
Other services (except public administration)	0	0	10
Public administration	10	0	20
Total	240	150	215

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 293: Unemployment Rate and Participation Rate, City of Greenwood, (2006 – 2016)**

Community		2006	2011	2016
Greenwood	Unemployment Rate	8.0%	21.2%	13.3%
	Participation Rate	46.3%	25.2%	37.5%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 294: Commuting Destination, City of Greenwood, (2016)**

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
Greenwood	45	80	0	10

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Housing Values: Households in Core Housing Need

**Table 295: Affordability – Households Spending 30%+ of Income on Shelter Costs, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	80	26%	55	14%	65	18%
Renter	15	43%	0	0%	20	57%
Owner	65	24%	45	12%	45	14%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 296: Adequacy – Households in Dwellings Requiring Major Repairs, City of Greenwood, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality.*

2006	2011	2016
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Core Housing Need Indicators	#	%	#	%	#	%
All Households	55	18%	45	12%	45	13%
Renter	0	0%	0	0%	0	0%
Owner	50	19%	40	11%	35	11%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 297: Suitability – Households in Overcrowded Dwellings, City of Greenwood, (2006 – 2016)**

*Please note: the suitability data for Greenwood has been suppressed in 2006, 2011, and 2016*

**Table 298: Households in Core Housing Need, City of Greenwood, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	120	39%	70	18%	90	25%
Renter	15	43%	15	75%	20	20%
Owner	110	41%	45	12%	65	57%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 299: Households in Extreme Core Housing Need, City of Greenwood, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	45	15%	30	8%	35	10%
Renter	0	0%	0	0%	0	0%
Owner	45	17%	30	8%	30	9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Anticipated Population and Households

**Table 300: Anticipated Population and Households, City of Greenwood, (2019 to 2031)**

Greenwood	2019 Index	2021	2026	2031	Net Change	
	#	#	#	#	#	%
Projected Population	714	693	652	602	-112	-15.7%
Total Number of Households	394	388	368	328	-66	-16.8%

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

## Anticipated Units Required

**Table 301: Anticipated Number of Units by Size, Baseline Trend, Village of Greenwood, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	67	17.1%	66	17.1%	63	17.1%	56	17.1%	-11
2 Bedroom Units	166	42.1%	163	42.1%	155	42.1%	138	42.1%	-28
3 Bedroom Units	114	28.9%	112	28.9%	106	28.9%	95	28.9%	-19
4+ Bedroom Units	47	11.8%	46	11.8%	44	11.8%	39	11.8%	-8
Total	394	100%	388	100%	368	100%	328	100%	-66

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

**Table 302: Anticipated Number of Units by Size, Development Pattern Shift, Village of Greenwood, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	67	17.1%	69	17.7%	67	18.3%	66	20.0%	-2
2 Bedroom Units	166	42.1%	163	42.1%	155	42.1%	138	42.0%	-28
3 Bedroom Units	114	28.9%	112	28.8%	105	28.6%	92	28.0%	-22
4+ Bedroom Units	47	11.8%	45	11.5%	41	11.1%	33	10.0%	-14
Total	394	100%	388	100%	368	100%	328	100%	-66

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations





# APPENDIX I: VILLAGE OF MIDWAY HOUSING CONTEXT

# Population

**Table 303: Population Change, Village of Midway, (2006 – 2016)**

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Midway	621	674	649	28	4.5%	0.45%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population, 100% data

**Table 304: Average and Median Age, Village of Midway, (2006 – 2016)**

Year	Average Age	Median Age
2006	46.4	51.8
2011	49.7	56.7
2016	54.3	62.2

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 305: Age Group Distribution, Village of Midway, (2006 – 2016)**

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	90	15%	65	10%	65	10%
15 to 19	25	4%	35	5%	30	5%
20 to 24	10	2%	15	2%	20	3%
25 to 64	325	53%	320	48%	275	42%
65 to 84	140	23%	205	31%	235	36%
85+	25	4%	30	4%	25	4%
Total	615	100%	670	100%	650	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population, 100% data with summed totals

**Table 306: Mobility, Village of Midway, (2006 – 2016)**

Mobility Status	2006	2011	2016
Movers	535	65	85
Non-Migrants	10	0	25
Migrants	50	55	55

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Households

**Table 307: Households, Village of Midway, (2006 – 2016)**

Midway	2006	2011	2016
Total Number of Households	280	305	295
Average Household Size	2.1	2.1	2.0

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 308: Household Size Distribution, Village of Midway, (2006 – 2016)**

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	75	27%	100	34%	80	27%
2 people	145	52%	150	51%	160	54%
3 people	20	7%	0	0%	20	7%
4 people	30	11%	45	15%	25	8%
5+ people	10	4%	0	0%	10	3%
Total	280	100%	295	100%	295	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 309: Housing Tenure, Village of Midway, (2006 – 2016)**

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	35	13%	55	18%	40	13%
Owner	240	87%	250	82%	270	87%
Total	275	100%	305	100%	310	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Household Income

**Table 310: Average and Median Household Income, Village of Midway, (2006 – 2016)**

Community	2006	2011	2016
Midway	Average Income	\$62,722	\$48,925
	Median Income	\$45,081	\$40,450
			\$56,237
			\$49,719

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 311: Number of Households in Specified Income Brackets, Village of Midway, (2006 – 2016)**

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	0	0%	20	7%	10	3%

\$5,000 to \$9,999	0	0%	0	0%	0	0%
\$10,000 to \$14,999	0	0%	20	7%	0	0%
\$15,000 to \$19,999	55	20%	30	10%	40	13%
\$20,000 to \$24,999	10	4%	25	8%	20	6%
\$25,000 to \$29,999	15	5%	0	0%	0	0%
\$30,000 to \$34,999	10	4%	0	0%	10	3%
\$35,000 to \$39,999	20	7%	20	7%	15	5%
\$40,000 to \$44,999	15	5%	0	0%	20	6%
\$45,000 to \$49,999	10	4%	0	0%	45	14%
\$50,000 to \$59,999	15	5%	45	15%	25	8%
\$60,000 to \$69,999	10	4%	0	0%	35	11%
\$70,000 to \$79,999	10	4%	0	0%	10	3%
\$80,000 to \$89,999	30	11%	0	0%	20	6%
\$90,000 to \$99,999	0	0%	0	0%	25	8%
\$100,000 to \$124,999	25	9%	20	7%	0	0%
\$125,000 to \$149,999	15	5%	0	0%	0	0%
\$150,000 to \$199,999	15	5%	0	0%	15	5%
\$200,000 and over	10	4%	0	0%	0	0%
Total	280	100%	305	100%	315	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 312: Average and Median Renter Household Income, Village of Midway, (2006 – 2016)**

		2006	2011	2016
Midway	Renter Average Income	\$27,874	\$54,516	\$71,518
	Renter Median Income	\$19,176	\$37,240	\$74,769

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 313: Number of Renter Households in Specified Income Brackets, Village of Midway, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	0	0%	0	0%	0	0%
\$5,000 to \$9,999	10	29%	0	0%	0	0%
\$10,000 to \$14,999	0	0%	0	0%	0	0%
\$15,000 to \$19,999	15	42%	0	0%	10	22%
\$20,000 to \$24,999	0	0%	0	0%	0	0%
\$25,000 to \$29,999	0	0%	0	0%	0	0%
\$30,000 to \$34,999	0	0%	0	0%	0	0%
\$35,000 to \$39,999	0	0%	0	0%	0	0%

	2006		2011		2016	
	#	%	#	%	#	%
\$40,000 to \$44,999	10	29%	0	0%	0	0%
\$45,000 to \$49,999	10	29%	0	0%	10	22%
\$50,000 to \$59,999	0	0%	0	0%	0	0%
\$60,000 to \$69,999	0	0%	0	0%	0	0%
\$70,000 to \$79,999	0	0%	0	0%	10	22%
\$80,000 to \$89,999	0	0%	0	0%	10	22%
\$90,000 to \$99,999	0	0%	0	0%	10	22%
\$100,000 to \$124,999	0	0%	0	0%	0	0%
\$125,000 to \$149,999	0	0%	0	0%	0	0%
\$150,000 to \$199,999	0	0%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	0	0%
Total	35		55		45	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 314: Owner Household Income, Village of Midway, (2006 – 2016)**

Community		2006	2011	2016
Midway	Average Income	\$68,049	\$47,714	\$53,824
	Median Income	\$53,982	\$40,612	\$46,261

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 315: Number of Owner Households in Specified Income Brackets, Village of Midway, (2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	10	4%	0	0%	0	0%
\$5,000 to \$9,999	0	0%	0	0%	10	4%
\$10,000 to \$14,999	0	0%	0	0%	10	4%
\$15,000 to \$19,999	35	14%	20	8%	35	13%
\$20,000 to \$24,999	10	4%	25	10%	20	7%
\$25,000 to \$29,999	15	6%	0	0%	0	0%
\$30,000 to \$34,999	10	4%	0	0%	15	5%
\$35,000 to \$39,999	20	8%	0	0%	15	6%
\$40,000 to \$44,999	10	4%	0	0%	20	7%

\$45,000 to \$49,999	0	0%	0	0%	35	13%
\$50,000 to \$59,999	20	8%	50	20%	25	9%
\$60,000 to \$69,999	10	4%	0	0%	30	11%
\$70,000 to \$79,999	10	4%	0	0%	10	4%
\$80,000 to \$89,999	30	13%	0	0%	10	4%
\$90,000 to \$99,999	10	4%	0	0%	15	6%
\$100,000 to \$124,999	25	10%	0	0%	0	0%
\$125,000 to \$149,999	15	6%	0	0%	10	4%
\$150,000 to \$199,999	15	6%	0	0%	15	6%
\$200,000 and over	10	4%	0	0%	10	4%
Total	240		250		270	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Economic Sectors and Labour Force

**Table 316: Total Number of Workers, Village of Midway (2006 – 2016)**

Community	2006	2011	2016
Midway	260	210	185

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 317: Number of Workers by Industry, Village of Midway, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	30	35	35
Mining, quarrying, and oil and gas extraction	10	0	0
Utilities	0	0	0
Construction	15	30	0
Manufacturing	95	0	25
Wholesale trade	0	0	10
Retail trade	25	0	25
Transportation and warehousing	0	0	15
Information and cultural industries	0	0	0
Finance and insurance	10	0	0
Real estate and rental and leasing	0	0	0

Professional, scientific and technical services	10	0	0
Management of companies and enterprises	0	0	0
Administrative and support, waste management and remediation services	0	0	10
Educational services	20	0	10
Health care and social assistance	15	0	10
Arts, entertainment and recreation	0	0	10
Accommodation and food services	20	0	10
Other services (except public administration)	0	0	10
Public administration	15	20	25
Total	265	200	195

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 318: Unemployment Rate and Participation Rate, Village of Midway, (2006 – 2016)**

Community		2006	2011	2016
Midway	Unemployment Rate	3.9%	13.9%	8%
	Participation Rate	52.5%	39.8%	33%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 319: Commuting Destination, Village of Midway, (2016)**

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
Midway	45	80	0	10

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Housing Units

**Table 320: Total Number of Housing Units, Village of Midway, 2016**

Housing Units	2016
Total number of housing units	310

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 321: Breakdown by Structural Type of Units, Village of Midway, (2016)**

Housing Mix	2016 (#)	2016 (%)
Single-Detached	265	86%
Semi-Detached	15	0%
Row House	0	5%
Apartment or Flat in a Duplex	10	0%

Apartment with fewer than 5 storeys	0	3%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	0	0%
Movable Dwelling <sup>13</sup>	30	10%
Total	320	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 322: Housing Composition by Size, Village of Midway, (2016)**

Housing Mix	2016
Bachelor Units (0 bedrooms)	0
1 Bedroom Units	10
2 Bedroom Units	90
3 Bedroom Units	125
4+ Bedroom Units	85

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 323: Number and Percentage Breakdown by Date Built, Village of Midway, (2016)**

Date Built	#	%
Pre-1960	70	22%
1961-1980	110	35%
1981-1990	50	16%
1991-2000	55	17%
2001-2005	0	0%
2006-2010	20	6%
2011-2016	10	3%
Total	315	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 324: Number of Subsidized Housing Units, Village of Midway, (2020)**

	Transitional Supported and Assisted Living			Independent Social Housing	
	Frail Seniors	Special Needs	Women and Children Fleeing Violence	Low Income Families	Low Income Seniors
Midway	9	0	0	0	0

<sup>13</sup> Includes mobile homes, house boats, recreational vehicles



Transitional Supported and Assisted Living				Independent Social Housing	
	Frail Seniors	Special Needs	Women and Children Fleeing Violence	Low Income Families	Low Income Seniors
Total	9			0	

Source: BC Housing Research and Corporate Planning Dept, Unit Count Reporting Model, 31 March 2020

**Table 325: Permits by Structure Type, Village of Midway, (2010-2019)**

Year	Single Detached		Manufactured Home		Multi-Unit		Demolition	
	Permits	Units	Permits	Units	Permits	Units	Permits	Units
2010	0	0	0	0	0	0	-	-
2011	0	0	0	0	0	0	-	-
2012	0	0	0	0	0	0	-	-
2013	1	1	1	1	0	0	-	-
2014	0	0	0	0	0	0	0	0
2015	1	1	2	2	0	0	0	0
2016	1	1	0	0	0	0	1	0
2017	3	3	1	1	0	0	1	0
2018	1	1	2	2	0	0	0	0
2019	1	1	2	2	0	0	0	0
Total	8	8	8	8	0	0	2	-

Source: Local Government Building Permit Reports (2010 – 2019)

**Table 326: Assessed Value by Unit Size, Village of Midway, (2019)**

Assessed Value by Unit Size: Midway	Unit Count #	Average Per Unit \$
1 Bedroom Units	9	\$162,644
2 Bedroom Units	110	\$146,329
3+ Bedroom Units	213	\$245,392
Total	332	\$210,327

Source: BC Assessment. 2019 Assessment Roll

**Table 327: Assessed Value by Property Class, Village of Midway, (2019)**

Assessed Value by Property Class: Midway	Unit Count #	Average Per Unit \$
Single Detached	231	\$234,458

Manufacture Home	54	\$90,528
2 Acres or More	25	\$323,492
Duplex	10	\$110,420
Residential Dwelling with Suite	8	\$132,588
Fourplex	3	\$140,967
Store(s) and Living Quarters	1	\$105,200
Total	332	\$210,327

Source: BC Assessment. 2019 Assessment Roll

**Table 328: Sales Value by Unit Size, Village of Midway, (2019)**

Sales Value by Unit Size: <b>Midway</b>	Sales Count #	Average Per Unit \$
1 Bedroom Units	-	-
2 Bedroom Units	9	\$113,600
3+ Bedroom Units	13	\$270,500
Total	22	\$206,314

Source: BC Assessment. 2019 Assessment Roll

**Table 329: Sales Value by Property Class, Village of Midway, (2019)**

Sales Value by Property Class: Midway	Sales Count #	Average Per Unit \$
Single Detached	10	\$229,650
Manufactured Home (Not In Manufactured Home Park)	4	\$82,250
3 Acres or More (Single Family Dwelling, Duplex)	3	\$406,667
Duplex, Non-Strata Side by Side or Front / Back	2	\$250,000
Manufactured Home (Within Manufactured Home Park)	2	\$30,500
2 Acres or More (Single Family Dwelling, Duplex)	1	\$132,400
Total	22	\$206,314

Source: BC Assessment. 2019 Assessment Roll

## Housing Values: Households in Core Housing Need

**Table 330: Affordability – Households Spending 30%+ of Income on Shelter Costs, Village of Midway, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%

All Households	45	17%	75	27%	50	16%
Renter	20	67%	0	0%	15	33%
Owner	30	13%	60	26%	40	15%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 331: Adequacy – Households in Dwellings Requiring Major Repairs, Village of Midway, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	45	17%	0	0%	25	8%
Renter	15	50%	0	0%	10	22%
Owner	30	13%	0	0%	20	8%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 332: Suitability – Households in Overcrowded Dwellings, Village of Midway, (2006 – 2016)**

*Please note: the suitability data for Midway has been suppressed in 2006, 2011, and 2016*

**Table 333: Households in Core Housing Need, Village of Midway, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	65	25%	75	27%	55	18%
Renter	25	83%	0	0%	10	22%
Owner	35	15%	60	26%	45	17%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 334: Households in Extreme Core Housing Need, Village of Midway, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	15	6%	0	0%	30	10%
Renter	0	0%	0	0%	0	0%
Owner	10	4%	0	0%	25	9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Anticipated Population and Households

**Table 335: Anticipated Population and Households, Village of Midway, (2019 to 2031)**

Midway	2019 Index	2021	2026	2031	Net Change	
	#	#	#	#	#	%
Projected Population	681	665	626	578	-103	-15.1%
Total Number of Households	332	327	310	276	-56	-16.8%

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

## Anticipated Units Required

**Table 336: Anticipated Number of Units by Size, Baseline Trend, Village of Midway, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change
	#	%	#	%	#	%	#	%	#
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	11	3.2%	11	3.2%	10	3.2%	9	3.2%	-2
2 Bedroom Units	96	29.0%	95	29.0%	90	29.0%	80	29.0%	-16
3 Bedroom Units	134	40.3%	132	40.3%	125	40.3%	111	40.3%	-22
4+ Bedroom Units	91	27.4%	90	27.4%	85	27.4%	76	27.4%	-15
Total	332	100%	327	100%	310	100%	276	100%	-56

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

**Table 337: Anticipated Number of Units by Size, Development Pattern Shift, Village of Midway, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change
	#	%	#	%	#	%	#	%	#
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	11	3.2%	15	4.6%	18	5.9%	28	10.0%	17
2 Bedroom Units	96	29.0%	101	30.8%	101	32.6%	105	38.0%	9
3 Bedroom Units	134	40.3%	128	39.1%	117	37.8%	94	34.0%	-40

Housing Mix	2019 Index		2021		2026		2031		Net Change
	#	%	#	%	#	%	#	%	#
4+ Bedroom Units	91	27.4%	83	25.5%	73	23.7%	50	18.0%	-41
Total	332	100%	327	100%	310	100%	276	100%	-56

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations



# APPENDIX J: ELECTORAL AREA A HOUSING CONTEXT

# Population

**Table 338: Population Change, Electoral Area A, (2006 – 2016)**

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Area A	1,989	1,850	1,891	-98	-4.9%	-0.49%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population, 100% data

**Table 339: Average and Median Age, Electoral Area A, (2006 – 2016)**

Year	Average Age	Median Age
2006	40.0	44.2
2011	40.5	43.8
2016	42.8	44.5

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 340: Age Group Distribution, Electoral Area A, (2006 – 2016)**

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	345	17%	270	15%	310	16%
15 to 19	170	9%	130	7%	105	6%
20 to 24	90	5%	95	5%	70	4%
25 to 64	1,140	58%	1,110	60%	1,090	58%
65 to 84	220	11%	235	13%	290	15%
85+	15	1%	10	1%	25	1%
Total	1,980	100%	1,850	100%	1,890	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population, 100% data with summed totals

**Table 341: Mobility, Electoral Area A, (2006 – 2016)**

Mobility Status	2006	2011	2016
Movers	215	230	160
Non-Migrants	80	30	60
Migrants	135	195	100

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Households

**Table 342: Households, Electoral Area A, (2006 – 2016)**

Electoral Area A	2006	2011	2016
Total Number of Households	780	725	785
Average Household Size	2.5	2.7	2.4

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 343: Household Size Distribution, Electoral Area A, (2006 – 2016)**

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	155	20%	90	12%	200	26%
2 people	300	39%	335	46%	300	38%
3 people	140	18%	105	14%	120	15%
4 people	125	16%	105	14%	115	15%
5+ people	55	7%	95	13%	50	6%
Total	775	100%	730	100%	785	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 344: Housing Tenure, Electoral Area A, (2006 – 2016)**

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	85	11%	100	14%	80	10%
Owner	695	89%	625	86%	705	90%
Total	780	100%	725	100%	785	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Household Income

**Table 345: Average and Median Household Income, Electoral Area A, (2006 – 2016)**

Community	2006	2011	2016
Electoral Area A	Average Income	\$82,572	\$86,372
	Median Income	\$72,395	\$84,300
			\$89,994
			\$82,016

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 346: Number of Households in Specified Income Brackets, Electoral Area A, (2006 - 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

2006		2011		2016	
#	%	#	%	#	%



Under \$ 5,000	15	2%	0	0%	20	3%
\$5,000 to \$9,999	10	1%	0	0%	0	0%
\$10,000 to \$14,999	15	2%	0	0%	15	2%
\$15,000 to \$19,999	30	4%	0	0%	25	3%
\$20,000 to \$24,999	25	3%	50	7%	40	5%
\$25,000 to \$29,999	25	3%	0	0%	30	4%
\$30,000 to \$34,999	25	3%	25	3%	35	5%
\$35,000 to \$39,999	35	5%	30	4%	35	5%
\$40,000 to \$44,999	45	6%	25	3%	10	1%
\$45,000 to \$49,999	35	5%	0	0%	10	1%
\$50,000 to \$59,999	55	7%	45	6%	60	8%
\$60,000 to \$69,999	60	8%	35	5%	30	4%
\$70,000 to \$79,999	45	6%	35	5%	75	10%
\$80,000 to \$89,999	35	5%	50	7%	60	8%
\$90,000 to \$99,999	80	10%	100	14%	30	4%
\$100,000 to \$124,999	115	15%	60	8%	110	14%
\$125,000 to \$149,999	55	7%	65	9%	75	10%
\$150,000 to \$199,999	70	9%	80	11%	115	15%
\$200,000 and over	0	0%	35	5%	20	3%
Total	775		725		795	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 347: Average and Median Renter Household Income, Electoral Area A, (2006 – 2016)**

Electoral Area A	2006		2011		2016	
	Renter Average Income	\$48,078	Renter Average Income	\$58,983	Renter Average Income	\$45,442
	Renter Median Income	\$36,805	Renter Median Income	\$77,911	Renter Median Income	\$35,784

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 348: Number of Renter Households in Specified Income Brackets, Electoral Area A, (2006 - 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	0	0%	0	0%	20	25%
\$5,000 to \$9,999	10	12%	0	0%	0	0%
\$10,000 to \$14,999	15	18%	0	0%	0	0%
\$15,000 to \$19,999	0	0%	0	0%	0	0%

\$20,000 to \$24,999	0	0%	0	0%	10	12%
\$25,000 to \$29,999	10	12%	0	0%	0	0%
\$30,000 to \$34,999	0	0%	0	0%	10	12%
\$35,000 to \$39,999	10	12%	0	0%	15	19%
\$40,000 to \$44,999	0	0%	0	0%	0	0%
\$45,000 to \$49,999	10	12%	0	0%	0	0%
\$50,000 to \$59,999	0	0%	0	0%	10	13%
\$60,000 to \$69,999	15	18%	0	0%	10	13%
\$70,000 to \$79,999	0	0%	30	32%	0	0%
\$80,000 to \$89,999	10	12%	0	0%	0	0%
\$90,000 to \$99,999	0	0%	0	0%	0	0%
\$100,000 to \$124,999	0	0%	0	0%	0	0%
\$125,000 to \$149,999	0	0%	0	0%	10	13%
\$150,000 to \$199,999	10	11%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	0	0%
Total	90	100%	95	100%	85	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 349: Owner Household Income, Electoral Area A, (2006 – 2016)**

Community		2006	2011	2016
Electoral Area A	Average Income	\$86,886	\$90,647	\$95,085
	Median Income	\$80,154	\$89,830	\$85,825

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

**Table 350: Number of Owner Households in Specified Income Brackets, Electoral Area A, (2016)**

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	15	2%	0	0%	0	0%
\$5,000 to \$9,999	10	1%	0	0%	0	0%
\$10,000 to \$14,999	0	0%	0	0%	15	2%
\$15,000 to \$19,999	25	4%	0	0%	25	4%
\$20,000 to \$24,999	15	2%	50	8%	35	5%
\$25,000 to \$29,999	20	3%	0	0%	25	4%
\$30,000 to \$34,999	20	3%	0	0%	30	4%

\$35,000 to \$39,999	25	4%	30	5%	20	3%
\$40,000 to \$44,999	35	5%	30	5%	10	1%
\$45,000 to \$49,999	25	4%	0	0%	10	1%
\$50,000 to \$59,999	55	8%	45	7%	55	8%
\$60,000 to \$69,999	50	7%	35	6%	15	2%
\$70,000 to \$79,999	50	7%	0	0%	75	11%
\$80,000 to \$89,999	30	4%	20	3%	60	9%
\$90,000 to \$99,999	80	12%	95	15%	30	4%
\$100,000 to \$124,999	110	16%	60	10%	110	16%
\$125,000 to \$149,999	60	9%	60	10%	65	9%
\$150,000 to \$199,999	65	9%	85	14%	115	16%
\$200,000 and over	0	0%	30	5%	20	3%
Total	690	100%	625	100%	715	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Economic Sectors and Labour Force

**Table 351: Total Number of Workers, Electoral Area A, (2006 – 2016)**

Community	2006	2011	2016
Electoral Area A	1,105	935	965

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 352: Number of Workers by Industry, Electoral Area A, (2006 – 2016)**

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	25	25	25
Mining, quarrying, and oil and gas extraction	20	40	15
Utilities	30	30	35
Construction	65	85	100
Manufacturing	190	175	215
Wholesale trade	10	0	15
Retail trade	150	105	100
Transportation and warehousing	60	45	50
Information and cultural industries	15	15	10
Finance and insurance	10	25	15
Real estate and rental and leasing	0	20	10

Professional, scientific and technical services	45	15	50
Management of companies and enterprises	0	0	0
Administrative and support, waste management and remediation services	50	45	20
Educational services	75	30	30
Health care and social assistance	170	125	120
Arts, entertainment and recreation	15	0	30
Accommodation and food services	60	50	55
Other services (except public administration)	75	50	25
Public administration	10	35	45
Total	1,075	915	965

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 353: Unemployment Rate and Participation Rate, Electoral Area A, (2006 – 2016)**

Community		2006	2011	2016
Electoral Area A	Unemployment Rate (%)	4.1%	9.6%	5.2%
	Participation Rate (%)	67.7%	59.9%	62.9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 354: Commuting Destination, Electoral Area A, (2016)**

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
Electoral Area A	15	580	130	0

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Housing Units

**Table 355: Total Number of Housing Units, Electoral Area A, 2016**

Housing Units	2016
Total number of housing units	785

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 356: Breakdown by Structural Type of Units, Electoral Area A, (2016)**

Housing Mix	2016 (#)	2016 (%)
Single-Detached	670	85%
Semi-Detached	0	0%
Row House	10	1%
Apartment or Flat in a Duplex	10	1%

Apartment with fewer than 5 storeys	0	0%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	0	0%
Movable Dwelling <sup>14</sup>	95	12%
Total	785	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 357: Housing Composition by Size, Electoral Area A, (2016)**

Housing Mix	2016
Bachelor Units (0 bedrooms)	0
1 Bedroom Units	20
2 Bedroom Units	170
3 Bedroom Units	315
4+ Bedroom Units	280

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 358: Number and Percentage Breakdown by Date Built, Electoral Area A, (2016)**

Date Built	#	%
Pre-1960	200	26%
1961-1980	275	35%
1981-1990	160	20%
1991-2000	90	12%
2001-2005	25	3%
2006-2010	25	3%
2011-2016	0	0%
Total	775	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 359: Permits by Structure Type, Electoral Area A, (2010-2019)**

Year	Single Detached		Manufactured Home		Multi-Unit		Demolition	
	Permits	Units	Permits	Units	Permits	Units	Permits	Units
2010	4	4	1	1	0	0	-	-
2011	1	1	2	2	0	0	-	-

<sup>14</sup> Includes mobile homes, house boats, recreational vehicles

2012	1	1	0	0	0	0	-	-
2013	2	2	2	2	0	0	-	-
2014	1	1	3	3	0	0	0	0
2015	1	1	2	2	0	0	0	0
2016	0	0	4	4	0	0	1	0
2017	1	1	4	4	0	0	1	0
2018	1	1	0	0	0	0	1	0
2019	0	0	4	4	0	0	0	0
Total	12	12	22	22	0	0	3	-

Source: Local Government Building Permit Reports (2010 – 2019)

**Table 360: Assessed Value by Unit Size, Electoral Area A, (2019)**

Assessed Value by Unit Size: Electoral Area A	Unit Count #	Average Per Unit \$
1 Bedroom Units	10	\$227,890
2 Bedroom Units	155	\$167,365
3+ Bedroom Units	637	\$321,063
Total	802	\$290,197

Source: BC Assessment. 2019 Assessment Roll

**Table 361: Assessed Value by Property Class, Electoral Area A, (2019)**

Assessed Value by Property Class: Electoral Area A	Unit Count #	Average Per Unit \$
2 Acres or More	396	\$345,625
Single Detached	300	\$285,814
Manufacture Home	83	\$80,908
Residential Dwelling with Suite	14	\$153,571
Duplex	6	\$107,617
Fourplex	3	\$205,000
Total	802	\$290,197

Source: BC Assessment. 2019 Assessment Roll

**Table 362: Sales Value by Unit Size, Electoral Area A, (2019)**

Sales Value by Unit Size: Electoral Area A	Sales Count #	Average Per Unit \$
1 Bedroom Units	-	-

2 Bedroom Units	8	\$119,962
3+ Bedroom Units	25	\$345,480
Total	33	\$290,809

Source: BC Assessment. 2019 Assessment Roll

**Table 363: Sales Value by Property Class, Electoral Area A (2019)**

Sales Value by Property Class: Electoral Area A	Sales Count #	Average Per Unit \$
Single Detached	18	\$295,056
2 Acres or More (Single Family Dwelling, Duplex)	8	\$443,250
Manufactured Home (Within Manufactured Home Park)	3	\$56,465
Manufactured Home (Not In Manufactured Home Park)	3	\$85,100
Duplex, Non-Strata Side by Side or Front / Back	1	\$315,000
Total	33	\$290,809

Source: BC Assessment. 2019 Assessment Roll

## Housing Values: Households in Core Housing Need

**Table 364: Affordability - Households Spending 30%+ of Income on Shelter Costs, Electoral Area A, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	85	12%	60	9%	85	12%
Renter	20	24%	0	0%	15	27%
Owner	60	9%	45	8%	70	10%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 365: Adequacy - Households in Dwellings Requiring Major Repairs, Electoral Area A, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	65	9%	50	8%	55	7%
Renter	10	12%	0	0%	10	18%
Owner	50	8%	40	7%	50	7%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 366: Suitability – Households in Overcrowded Dwellings, Electoral Area A, (2006 – 2016)***Please note: low values may have been suppressed to zero (0) to maintain confidentiality.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	15	2%	0	0	10	1%
Renter	10	12%	0	0	0	0
Owner	0	0%	0	0	0	0

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 367: Households in Core Housing Need, Electoral Area A, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	90	12%	80	12%	30	4%
Renter	40	47%	20	25%	15	25%
Owner	50	8%	60	10%	20	3%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 368: Households in Extreme Core Housing Need, Electoral Area A, (2006 – 2016)***Please note: low values may have been suppressed to zero (0) to maintain confidentiality.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	30	4%	25	4%	10	1%
Renter	20	24%	0	0%	0	0%
Owner	20	3%	0	0%	10	1%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Anticipated Population and Households

**Table 369: Anticipated Population and Households, Electoral Area A, (2019 to 2031)**

Electoral Area A	2019 Index	2021	2026	2031	Net Change	
	#	#	#	#	#	%
Projected Population	1,956	1,980	1,994	1,994	38	2.0%
Total Number of Households	826	830	835	839	13	1.6%

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations



## Anticipated Units Required

**Table 370: Anticipated Number of Units by Size, Baseline Trend, Electoral Area A, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	21	2.5%	21	2.5%	21	2.5%	21	2.5%	0
2 Bedroom Units	179	21.7%	180	21.7%	181	21.7%	182	21.7%	3
3 Bedroom Units	331	40.1%	333	40.1%	335	40.1%	337	40.1%	5
4+ Bedroom Units	294	35.7%	296	35.7%	298	35.7%	299	35.7%	5
Total	826	100%	830	100%	835	100%	839	100%	13

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

**Table 371: Anticipated Number of Units by Size, Development Pattern Shift, Electoral Area A, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	21	2.5%	22	2.6%	23	2.7%	25	3.0%	4
2 Bedroom Units	179	21.7%	184	22.1%	189	22.6%	201	24.0%	23
3 Bedroom Units	331	40.1%	331	39.9%	331	39.7%	327	39.0%	-4
4+ Bedroom Units	294	35.7%	293	35.3%	292	35.0%	285	34.0%	-9
Total	826	100%	830	100%	835	100%	839	100%	13

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations



# APPENDIX K: ELECTORAL AREA B / LOWER COLUMBIA – OLD GLORY HOUSING CONTEXT

# Population

**Table 372: Population Change, Electoral Area B, (2006 – 2016)**

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Area B	1,418	1,395	1,442	24	1.7%	0.17%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population, 100% data

**Table 373: Average and Median Age, Electoral Area B, (2006 – 2016)**

Year	Average Age	Median Age
2006	43.5	47.0
2011	46.1	47.6
2016	48.5	53.2

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 374: Age Group Distribution, Electoral Area B, (2006 – 2016)**

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	180	13%	145	10%	160	11%
15 to 19	105	7%	90	6%	60	4%
20 to 24	65	5%	60	4%	45	3%
25 to 64	860	61%	920	63%	845	59%
65 to 84	195	14%	220	15%	310	22%
85+	10	1%	15	1%	20	1%
Total	1,415	100%	1,450	100%	1,440	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population, 100% data with summed totals

**Table 375: Mobility, Electoral Area B, (2006 – 2016)**

Mobility Status	2006	2011	2016
Movers	130	110	130
Non-Migrants	20	20	35
Migrants	110	85	100

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Households

**Table 376: Households, Electoral Area B, (2006 – 2016)**

Electoral Area B	2006	2011	2016
Total Number of Households	625	645	670
Average Household Size	2.3	2.2	2.1

Source: Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 377: Household Size Distribution, Electoral Area B, (2006 – 2016)**

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	155	25%	170	27%	190	28%
2 people	270	44%	290	46%	305	45%
3 people	110	18%	105	17%	95	14%
4 people	65	10%	60	10%	70	10%
5+ people	20	3%	0	0%	15	2%
Total	620	100%	625	100%	675	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 378: Housing Tenure, Electoral Area B, (2006 – 2016)**

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	45	7%	20	3%	25	4%
Owner	585	93%	625	97%	650	96%
Total	630	100%	645	100%	675	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Household Income

**Table 379: Average and Median Household Income, Electoral Area B, (2006 – 2016)**

Community		2006	2011	2016
Electoral Area B	Average Income	\$74,390	\$77,299	\$88,966
	Median Income	\$63,025	\$60,365	\$79,352

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 380: Number of Households in Specified Income Brackets, Electoral Area B, (2006 - 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	0	0%	0	0%	15	2%
\$5,000 to \$9,999	10	2%	0	0%	0	0%
\$10,000 to \$14,999	0	0%	0	0%	10	2%
\$15,000 to \$19,999	15	2%	0	0%	0	0%
\$20,000 to \$24,999	10	2%	75	12%	25	4%
\$25,000 to \$29,999	30	5%	15	2%	25	4%
\$30,000 to \$34,999	40	6%	0	0%	25	4%
\$35,000 to \$39,999	50	8%	10	2%	30	5%
\$40,000 to \$44,999	25	4%	80	12%	35	5%
\$45,000 to \$49,999	30	5%	0	0%	15	2%
\$50,000 to \$59,999	85	14%	30	5%	40	6%
\$60,000 to \$69,999	30	5%	80	12%	55	8%
\$70,000 to \$79,999	55	9%	25	4%	50	8%
\$80,000 to \$89,999	65	10%	0	0%	40	6%
\$90,000 to \$99,999	45	7%	80	12%	65	10%
\$100,000 to \$124,999	45	7%	25	4%	95	14%
\$125,000 to \$149,999	30	5%	35	5%	60	9%
\$150,000 to \$199,999	55	9%	50	8%	55	8%
\$200,000 and over	10	2%	30	5%	20	3%
Total	630		645		660	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 381: Average and Median Renter Household Income, Electoral Area B, (2006 – 2016)**

Electoral Area B		2006	2011	2016
	Renter Average Income	\$66,238	\$60,492	n/a
	Renter Median Income	\$71,102	\$38,693	n/a

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 382: Number of Renter Households in Specified Income Brackets, Electoral Area B, (2006 - 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

	2006	2011	2016
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	#	%	#	%	#	%
Under \$ 5,000	0	0%	n/a	n/a	0	0%
\$5,000 to \$9,999	0	0%	n/a	n/a	0	0%
\$10,000 to \$14,999	0	0%	n/a	n/a	0	0%
\$15,000 to \$19,999	0	0%	n/a	n/a	0	0%
\$20,000 to \$24,999	0	0%	n/a	n/a	0	0%
\$25,000 to \$29,999	10	22%	n/a	n/a	0	0%
\$30,000 to \$34,999	0	0%	n/a	n/a	0	0%
\$35,000 to \$39,999	0	0%	n/a	n/a	10	40%
\$40,000 to \$44,999	0	0%	n/a	n/a	0	0%
\$45,000 to \$49,999	0	0%	n/a	n/a	10	40%
\$50,000 to \$59,999	0	0%	n/a	n/a	0	0%
\$60,000 to \$69,999	0	0%	n/a	n/a	0	0%
\$70,000 to \$79,999	25	56%	n/a	n/a	0	0%
\$80,000 to \$89,999	10	22%	n/a	n/a	10	40%
\$90,000 to \$99,999	0	0%	n/a	n/a	0	0%
\$100,000 to \$124,999	0	0.0%	n/a	n/a	0	0%
\$125,000 to \$149,999	0	0.0%	n/a	n/a	0	0%
\$150,000 to \$199,999	0	0.0%	n/a	n/a	0	0%
\$200,000 and over	0	0.0%	n/a	n/a	0	0%
Total	45		15		30	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 383: Owner Household Income, Electoral Area B, (2006 – 2016)**

Community		2006	2011	2016
Electoral Area B	Average Income	\$75,002	\$77,769	\$90,688
	Median Income	\$59,141	\$62,138	\$81,115

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 384: Number of Owner Households in Specified Income Brackets, Electoral Area B, (2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	0	0%	0	0%	10	2%
\$5,000 to \$9,999	10	2%	0	0%	0	0%

\$10,000 to \$14,999	0	0%	0	0%	10	2%
\$15,000 to \$19,999	20	3%	0	0%	10	2%
\$20,000 to \$24,999	10	2%	0	0%	30	5%
\$25,000 to \$29,999	25	4%	20	3%	25	4%
\$30,000 to \$34,999	40	7%	0	0%	30	5%
\$35,000 to \$39,999	50	9%	10	2%	25	4%
\$40,000 to \$44,999	25	4%	80	13%	30	5%
\$45,000 to \$49,999	30	5%	0	0%	10	2%
\$50,000 to \$59,999	85	15%	25	4%	45	7%
\$60,000 to \$69,999	25	4%	80	13%	50	8%
\$70,000 to \$79,999	35	6%	25	4%	55	8%
\$80,000 to \$89,999	50	9%	0	0%	35	5%
\$90,000 to \$99,999	40	7%	75	12%	65	10%
\$100,000 to \$124,999	45	8%	25	4%	90	14%
\$125,000 to \$149,999	35	6%	30	5%	60	9%
\$150,000 to \$199,999	50	9%	45	7%	60	9%
\$200,000 and over	10	2%	30	5%	20	3%
Total	585		625		660	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Economic Sectors and Labour Force

**Table 385: Total Number of Workers, Electoral Area B, (2006 – 2016)**

Community	2006	2011	2016
Electoral Area B	835	590	760

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 386: Number of Workers by Industry, Electoral Area B, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	10	0	35
Mining, quarrying, and oil and gas extraction	0	0	10
Utilities	15	0	30
Construction	85	15	85

Manufacturing	120	70	115
Wholesale trade	10	0	15
Retail trade	95	60	95
Transportation and warehousing	80	55	20
Information and cultural industries	0	0	20
Finance and insurance	25	35	15
Real estate and rental and leasing	20	0	20
Professional, scientific and technical services	30	0	40
Management of companies and enterprises	0	0	10
Administrative and support, waste management and remediation services	15	0	15
Educational services	55	0	20
Health care and social assistance	110	80	105
Arts, entertainment and recreation	40	0	25
Accommodation and food services	60	50	45
Other services (except public administration)	40	25	25
Public administration	25	50	20
Total	835	590	765

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 387: Unemployment Rate and Participation Rate, Electoral Area B, (2006 – 2016)**

Community		2006	2011	2016
Electoral Area B	Unemployment Rate	3.0%	5.9%	9.8%
	Participation Rate	66.8%	48.2%	58.8%

**Table 388: Commuting Destination, Electoral Area B, (2016)**

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
Electoral Area B	30	375	175	10

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Housing Units

**Table 389: Total Number of Housing Units, Electoral Area B, 2016**

Housing Units	2016
Total number of housing units	645



Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 390: Breakdown by Structural Type of Units, Electoral Area B, (2016)**

Housing Mix	2016 (#)	2016 (%)
Single-Detached	515	77%
Semi-Detached	0	0%
Row House	0	0%
Apartment or Flat in a Duplex	0	0%
Apartment with fewer than 5 storeys	0	0%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	0	0%
Movable Dwelling <sup>15</sup>	150	23%
Total	665	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 391: Housing Composition by Size, Electoral Area B, (2016)**

Housing Mix	2016
Bachelor Units (0 bedrooms)	0
1 Bedroom Units	40
2 Bedroom Units	170
3 Bedroom Units	290
4+ Bedroom Units	170

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 392: Number and Percentage Breakdown by Date Built, Electoral Area B, (2016)**

Date Built	#	%
Pre-1960	175	26%
1961-1980	220	33%
1981-1990	65	10%
1991-2000	105	16%
2001-2005	45	7%
2006-2010	45	7%
2011-2016	20	3%

<sup>15</sup> Includes mobile homes, house boats, recreational vehicles

Total	675	100%
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Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 393: Permits by Structure Type, Electoral Area B, (2010-2019)**

Year	Single Detached		Manufactured Home		Multi-Unit		Demolition	
	Permits	Units	Permits	Units	Permits	Units	Permits	Units
2010	2	2	4	4	0	0	-	-
2011	2	2	6	6	0	0	-	-
2012	0	0	1	1	0	0	-	-
2013	2	2	3	3	0	0	-	-
2014	1	1	1	1	0	0	1	0
2015	3	3	0	0	0	0	0	0
2016	2	2	1	1	0	0	1	0
2017	1	1	2	2	0	0	0	0
2018	6	6	6	6	0	0	1	0
2019	5	5	7	5	0	0	2	0
Total	24	24	31	29	0	0	5	-

Source: Local Government Building Permit Reports (2010 – 2019)

**Table 394: Assessed Value by Unit Size, Electoral Area B, (2019)**

Assessed Value by Unit Size: Electoral Area B	Unit Count #	Average Per Unit \$
1 Bedroom Units	11	\$264,682
2 Bedroom Units	247	\$153,794
3+ Bedroom Units	458	\$323,337
Total	716	\$263,948

Source: BC Assessment. 2019 Assessment Roll

**Table 395: Assessed Value by Property Class, Electoral Area B, (2019)**

Assessed Value by Property Class: Electoral Area B	Unit Count #	Average Per Unit \$
Single Detached	404	\$300,494
2 Acres or More	148	\$367,055
Manufacture Home	146	\$69,925
Residential Dwelling with suite	18	\$169,672
Total	716	\$263,948

Source: BC Assessment. 2019 Assessment Roll

**Table 396: Sales Value by Unit Size, Electoral Area B, (2019)**

Sales Value by Unit Size: Electoral Area B	Sales Count #	Average Per Unit \$
1 Bedroom Units	-	-
2 Bedroom Units	17	\$95,236
3+ Bedroom Units	26	\$355,641
Total	43	\$252,690

Source: BC Assessment. 2019 Assessment Roll

**Table 397: Sales Value by Property Class, Electoral Area B, (2019)**

Sales Value by Property Class: Electoral Area B	Sales Count #	Average Per Unit \$
Single Detached	20	\$341,765
Manufactured Home (Within Manufactured Home Park)	17	\$69,648
2 Acres or More (Single Family Dwelling, Duplex)	5	\$531,230
2 Acres or More (Manufactured Home)	1	\$190,209
Total	43	\$252,690

Source: BC Assessment. 2019 Assessment Roll

## Housing Values: Households in Core Housing Need

**Table 398: Affordability - Households Spending 30%+ of Income on Shelter Costs, Electoral Area B, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	75	12%	40	6%	35	5%
Renter	10	22%	0	0%	10	33%
Owner	75	13%	30	5%	25	4%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 399: Adequacy - Households in Dwellings Requiring Major Repairs, Electoral Area B, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

Core Housing Need Indicators	2006	2011	2016
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	#	%	#	%	#	%
All Households	60	10%	20	3%	55	8%
Renter	0	0%	0	0%	0	0%
Owner	55	10%	15	2%	55	9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 400: Suitability – Households in Overcrowded Dwellings, Electoral Area B, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	15	2%	0	0%	15	2%
Renter	15	33%	0	0%	0	0%
Owner	0	0%	0	0%	15	2%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 401: Households in Core Housing Need, Electoral Area B, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	60	10%	0	0%	55	8%
Renter	10	22%	0	0%	10	40%
Owner	55	10%	0	0%	50	8%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 402: Households in Extreme Core Housing Need, Electoral Area B, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	15	2%	0	0%	10	2%
Renter	0	0%	0	0%	0	0%
Owner	15	3%	0	0%	0	0%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Anticipated Population and Households

**Table 403: Anticipated Population and Households, Electoral Area B, (2019 to 2031)**

Electoral Area B	2019 Index	2021	2026	2031	Net Change	
	#	#	#	#		
Projected Population	1,491	1,509	1,520	1,520	29	1.9%
Total Number of Households	701	705	709	712	11	1.6%

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

## Anticipated Units Required

**Table 404: Anticipated Number of Units by Size, Baseline Trend, Electoral Area B, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	42	6.0%	42	6.0%	42	6.0%	43	6.0%	1
2 Bedroom Units	178	25.4%	179	25.4%	180	25.4%	181	25.4%	3
3 Bedroom Units	303	43.3%	305	43.3%	307	43.3%	308	43.3%	5
4+ Bedroom Units	178	25.4%	179	25.4%	180	25.4%	181	25.4%	3
Total	701	100%	705	100%	709	100%	712	100%	11

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

**Table 405: Anticipated Number of Units by Size, Development Pattern Shift, Electoral Area B, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	42	6.0%	38	5.4%	34	4.8%	21	3.0%	20
2 Bedroom Units	178	25.4%	174	24.7%	170	24.0%	157	22.0%	21
3 Bedroom Units	303	43.3%	301	42.6%	298	42.0%	285	40.0%	19

Housing Mix	2019 Index		2021		2026		2031		Net Change
	#	%	#	%	#	%	#	%	#
4+ Bedroom Units	178	25.4%	192	27.3%	207	29.2%	249	35.0%	-71
Total	701	100%	705	100%	709	100%	712	100%	-11

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations



# APPENDIX L: ELECTORAL AREA C / CHRISTINA LAKE HOUSING CONTEXT

# Population

**Table 406: Population Change, Electoral Area C, (2006 – 2016)**

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Area C	1,435	1,391	1,337	-98	-6.8%	-0.68%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population, 100% data

**Table 407: Average and Median Age, Electoral Area C, (2006 – 2016)**

Year	Average Age	Median Age
2006	49.1	56.1
2011	41.6	58.6
2016	52.1	58.4

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 408: Age Group Distribution, Electoral Area C, (2006 – 2016)**

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	180	13%	170	12%	135	10%
15 to 19	50	4%	75	5%	60	4%
20 to 24	55	4%	35	3%	25	2%
25 to 64	720	51%	765	55%	650	49%
65 to 84	385	27%	335	24%	435	33%
85+	35	2%	20	1%	30	2%
<b>Total</b>	<b>1,425</b>	<b>100%</b>	<b>1,400</b>	<b>100%</b>	<b>1,335</b>	<b>100%</b>

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population, 100% data with summed totals

**Table 409: Mobility, Electoral Area C, (2006 – 2016)**

Mobility Status	2006	2011	2016
Movers	155	45	140
Non-Migrants	40	0	45
Migrants	110	40	100

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population



## Households

**Table 410: Households, Electoral Area C, (2006 – 2016)**

Electoral Area C	2006	2011	2016
Total Number of Households	675	615	635
Average Household Size	2.1	2.1	2.1

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 411: Household Size Distribution, Electoral Area C, (2006 – 2016)**

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	175	26%	130	22%	180	28%
2 people	335	50%	360	60%	325	50%
3 people	75	11%	80	13%	75	12%
4 people	60	9%	30	5%	50	8%
5+ people	25	4%	0	0%	15	2%
Total	670	100%	600	100%	645	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 412: Housing Tenure, Electoral Area C, (2006 – 2016)**

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	40	6%	65	11%	50	8%
Owner	630	93%	550	89%	585	92%
Total	670	100%	615	100%	635	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Household Income

**Table 413: Average and Median Household Income, Electoral Area C, (2006 – 2016)**

Community	2006	2011	2016
Electoral Area C	Average Income	\$64,425	\$81,570
	Median Income	\$50,434	\$63,406
			\$77,706
			\$60,157

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 414: Number of Households in Specified Income Brackets, Electoral Area C, (2006 - 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

2006	2011	2016
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	#	%	#	%	#	%
Under \$ 5,000	10	1%	0	0%	0	0%
\$5,000 to \$9,999	25	4%	0	0%	0	0%
\$10,000 to \$14,999	10	1%	0	0%	10	2%
\$15,000 to \$19,999	35	5%	25	4%	20	3%
\$20,000 to \$24,999	65	10%	50	8%	40	6%
\$25,000 to \$29,999	65	10%	30	5%	10	2%
\$30,000 to \$34,999	15	2%	50	8%	45	7%
\$35,000 to \$39,999	65	10%	0	0%	40	6%
\$40,000 to \$44,999	40	6%	25	4%	25	4%
\$45,000 to \$49,999	15	2%	0	0%	50	8%
\$50,000 to \$59,999	60	9%	75	12%	75	12%
\$60,000 to \$69,999	25	4%	45	7%	40	6%
\$70,000 to \$79,999	40	6%	40	7%	45	7%
\$80,000 to \$89,999	55	8%	20	3%	50	8%
\$90,000 to \$99,999	40	6%	20	3%	50	8%
\$100,000 to \$124,999	50	7%	90	15%	55	9%
\$125,000 to \$149,999	30	4%	15	2%	35	5%
\$150,000 to \$199,999	0	0%	70	11%	25	4%
\$200,000 and over	30	4%	0	0%	25	4%
Total	675	100%	615	100%	640	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 415: Average and Median Renter Household Income, Electoral Area C, (2006 – 2016)**

		2006	2011	2016
Electoral Area B	Renter Average Income	\$28,112	\$63,245	\$62,956
	Renter Median Income	\$29,208	\$35,644	\$47,182

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 416: Number of Renter Households in Specified Income Brackets, Electoral Area C, (2006 - 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	0	0%	n/a	n/a	0	0%
\$5,000 to \$9,999	0	0%	n/a	n/a	0	0%

	2006		2011		2016	
	#	%	#	%	#	%
\$10,000 to \$14,999	0	0%	n/a	n/a	0	0%
\$15,000 to \$19,999	0	0%	n/a	n/a	0	0%
\$20,000 to \$24,999	10	25%	n/a	n/a	10	20%
\$25,000 to \$29,999	10	25%	n/a	n/a	0	0%
\$30,000 to \$34,999	0	0%	n/a	n/a	0	0%
\$35,000 to \$39,999	10	25%	n/a	n/a	15	30%
\$40,000 to \$44,999	10	25%	n/a	n/a	0	0%
\$45,000 to \$49,999	0	0%	n/a	n/a	10	20%
\$50,000 to \$59,999	0	0%	n/a	n/a	10	20%
\$60,000 to \$69,999	0	0%	n/a	n/a	0	0%
\$70,000 to \$79,999	0	0%	n/a	n/a	0	0%
\$80,000 to \$89,999	0	0%	n/a	n/a	0	0%
\$90,000 to \$99,999	0	0%	n/a	n/a	10	20%
\$100,000 to \$124,999	0	0%	n/a	n/a	0	0%
\$125,000 to \$149,999	0	0%	n/a	n/a	10	20%
\$150,000 to \$199,999	0	0%	n/a	n/a	0	0%
\$200,000 and over	0	0%	n/a	n/a	0	0%
Total	40		65		50	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 417: Owner Household Income, Electoral Area C, (2006 – 2016)**

Community		2006	2011	2016
Electoral Area C	Average Income	\$66,769	\$83,718	\$78,986
	Median Income	\$51,198	\$64,193	\$61,619

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 418: Number of Owner Households in Specified Income Brackets, Electoral Area C, (2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	0	0%	0	0%	10	2%
\$5,000 to \$9,999	25	4%	0	0%	0	0%
\$10,000 to \$14,999	10	2%	0	0%	10	2%

	2006		2011		2016	
	#	%	#	%	#	%
\$15,000 to \$19,999	30	5%	25	5%	15	3%
\$20,000 to \$24,999	60	9%	35	6%	40	7%
\$25,000 to \$29,999	55	9%	25	5%	0	0%
\$30,000 to \$34,999	15	2%	45	8%	50	9%
\$35,000 to \$39,999	65	10%	0	0%	25	4%
\$40,000 to \$44,999	35	6%	30	5%	25	4%
\$45,000 to \$49,999	15	2%	0	0%	50	9%
\$50,000 to \$59,999	55	9%	70	13%	70	12%
\$60,000 to \$69,999	20	3%	45	8%	40	7%
\$70,000 to \$79,999	40	6%	45	8%	40	7%
\$80,000 to \$89,999	55	9%	0	0%	40	7%
\$90,000 to \$99,999	40	6%	20	4%	40	7%
\$100,000 to \$124,999	55	9%	65	12%	55	9%
\$125,000 to \$149,999	35	6%	15	3%	30	5%
\$150,000 to \$199,999	10	2%	70	13%	20	3%
\$200,000 and over	30	5%	0	0%	25	4%
Total	650		550		585	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Economic Sectors and Labour Force

**Table 419: Total Number of Workers, Electoral Area C, (2006 – 2016)**

Community	2006	2011	2016
Electoral Area C	580	575	595

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 420: Number of Workers by Industry, Electoral Area C, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	25	0	25
Mining, quarrying, and oil and gas extraction	10	25	10
Utilities	0	0	0
Construction	85	60	55
Manufacturing	80	85	40
Wholesale trade	10	0	0
Retail trade	110	55	80
Transportation and warehousing	20	55	25
Information and cultural industries	0	0	10
Finance and insurance	30	30	25
Real estate and rental and leasing	0	0	10
Professional, scientific and technical services	15	0	30
Management of companies and enterprises	0	0	10
Administrative and support, waste management and remediation services	35	0	35
Educational services	40	55	65
Health care and social assistance	40	40	60
Arts, entertainment and recreation	35	0	30
Accommodation and food services	30	0	40
Other services (except public administration)	0	0	35
Public administration	10	40	15
<b>Total</b>	<b>575</b>	<b>560</b>	<b>600</b>

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 421: Unemployment Rate and Participation Rate, Electoral Area C, (2006 – 2016)**

Community		2006	2011	2016
Electoral Area C	Unemployment Rate	7.8%	7.0%	10.2%
	Participation Rate	47.0%	51.1%	50.4%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 422: Commuting Destination, Electoral Area C, (2016)**

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
Electoral Area C	160	195	15	10

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Housing Units

**Table 423: Total Number of Housing Units, Electoral Area C, 2016**

Housing Units	2016
Total number of housing units	640

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 424: Breakdown by Structural Type of Units, Electoral Area C, (2016)**

Housing Mix	2016 (#)	2016 (%)
Single-Detached	570	89%
Semi-Detached	0	0%
Row House	0	0%
Apartment or Flat in a Duplex	0	0%
Apartment with fewer than 5 storeys	10	2%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	0	0%
Movable Dwelling <sup>16</sup>	65	10%
<b>Total</b>	<b>640</b>	<b>100%</b>

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 425: Housing Composition by Size, Electoral Area C, (2016)**

Housing Mix	2016
Bachelor Units (0 bedrooms)	0
1 Bedroom Units	25
2 Bedroom Units	205
3 Bedroom Units	265
4+ Bedroom Units	145

<sup>16</sup> Includes mobile homes, house boats, recreational vehicles

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 426: Number and Percentage Breakdown by Date Built, Electoral Area C, (2016)**

Date Built	2016	
	#	%
Pre-1960	85	13%
1961-1980	160	25%
1981-1990	105	17%
1991-2000	145	23%
2001-2005	40	6%
2006-2010	70	11%
2011-2016	30	5%
Total	635	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 427: Permits by Structure Type, Electoral Area C, (2010-2019)**

Year	Single Detached		Manufactured Home		Multi-Unit		Demolition	
	Permits	Units	Permits	Units	Permits	Units	Permits	Units
2010	9	9	1	1	0	0	-	-
2011	8	8	0	0	0	0	-	-
2012	18	18	2	2	0	0	-	-
2013	7	7	0	0	0	0	-	-
2014	6	6	1	1	0	0	6	0
2015	11	1	0	0	0	0	3	0
2016	10	10	1	1	0	0	6	0
2017	6	6	2	2	0	0	7	0
2018	8	8	5	5	0	0	5	0
2019	15	15	5	5	0	0	3	0
Total	98	98	17	17	0	0	30	-

Source: Local Government Building Permit Reports (2010 – 2019)

**Table 428: Assessed Value by Unit Size, Electoral Area C, (2019)**

Assessed Value by Unit Size: Electoral Area C	Unit Count #	Average Per Unit \$
1 Bedroom Units	166	\$341,080
2 Bedroom Units	457	\$301,475

3+ Bedroom Units	733	\$428,099
Total	1,356	\$374,772

Source: BC Assessment. 2019 Assessment Roll

**Table 429: Assessed Value by Property Class, Electoral Area C, (2019)**

Assessed Value by Property Class: Electoral Area C	Unit Count #	Average Per Unit \$
Single Detached	682	\$414,256
2 Acres or More	238	\$395,815
Seasonal Dwelling	216	\$397,662
Manufacture Home	168	\$160,013
Residential Dwelling with Suite	50	\$349,892
Property Subject to Section 19(8)	2	\$596,000
Total	1,356	\$374,772

Source: BC Assessment. 2019 Assessment Roll

**Table 430: Sales Value by Unit Size, Electoral Area C, (2019)**

Sales Value by Unit Size: Electoral Area C	Sales Count #	Average Per Unit \$
1 Bedroom Units	4	\$469,750
2 Bedroom Units	19	\$365,332
3+ Bedroom Units	28	\$427,349
Total	51	\$407,570

Source: BC Assessment. 2019 Assessment Roll

**Table 431: Sales Value by Property Class, Electoral Area C, (2019)**

Sales Value by Property Class: Electoral Area C	Sales Count #	Average Per Unit \$
Single Detached	25	\$456,500
Manufactured Home (Not in Manufactured Home Park)	9	\$159,222
2 Acres or more (Single Family Dwelling, Duplex)	5	\$339,460
Seasonal Dwelling	4	\$686,500
2 Acres or More (Manufactured Home)	2	\$209,266
3 Acres or More (Single Family Dwelling, Duplex)	2	\$325,365
Residential Dwelling with Suite	1	\$650,000
4 Acres or More (Single Family Dwelling, Duplex)	1	\$332,000



5 Acres or More (Single Family Dwelling, Duplex)	1	\$950,000
2 Acres or More (Seasonal Dwelling)	1	\$496,000
Total	51	\$407,570

Source: BC Assessment. 2019 Assessment Roll

## Housing Values: Households in Core Housing Need

**Table 432: Affordability - Households Spending 30%+ of Income on Shelter Costs, Electoral Area C, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	90	14%	75	12%	65	10%
Renter	15	38%	30	46%	10	20%
Owner	70	11%	45	8%	50	9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 433: Adequacy - Households in Dwellings Requiring Major Repairs, Electoral Area C, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	25	4%	0	0%	45	7%
Renter	0	0%	0	0%	15	30%
Owner	25	4%	0	0%	30	5%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 434: Suitability – Households in Overcrowded Dwellings, Electoral Area C, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	10	2%	0	0%	10	2%
Renter	0	0%	0	0%	0	0%
Owner	10	2%	0	0%	0	0%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 435: Households in Core Housing Need, Electoral Area C, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	95	15%	75	12%	70	11%
Renter	20	57%	30	50%	20	40%
Owner	80	13%	40	7%	50	9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 436: Households in Extreme Core Housing Need, Electoral Area C, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality.*

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	30	5%	20	3%	15	2%
Renter	0	0%	0	0%	0	0%
Owner	30	5%	0	0%	15	3%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Anticipated Population and Households

**Table 437: Anticipated Population and Households, Electoral Area C, (2019 to 2031)**

Electoral Area C	2019 Index	2021	2026	2031	Net Change	
	#	#	#	#	#	%
Projected Population	1,396	1,382	1,314	1,233	-163	-11.7%
Total Number of Households	679	664	635	590	-89	-13.1%

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

## Anticipated Units Required

**Table 438: Anticipated Number of Units by Size, Baseline Trend, Electoral Area C, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change
	#	%	#	%	#	%	#	%	#
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	27	3.9%	26	3.9%	25	3.9%	23	3.9%	-3

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
2 Bedroom Units	217	32.0%	213	32.0%	204	32.0%	189	32.0%	-29
3 Bedroom Units	281	41.4%	275	41.4%	263	41.4%	244	41.4%	-37
4+ Bedroom Units	154	22.7%	150	22.7%	144	22.7%	134	22.7%	-20
Total	679	100%	664	100%	635	100%	590	100%	-89

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

**Table 439: Anticipated Number of Units by Size, Development Pattern Shift, Electoral Area C, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change #
	#	%	#	%	#	%	#	%	
Bachelor Units	0	0%	0	0%	0	0%	0	0%	0
1 Bedroom Units	27	3.9%	34	5.1%	40	6.3%	59	10.0%	32
2 Bedroom Units	217	32.0%	226	34.0%	229	36.0%	248	42.0%	30
3 Bedroom Units	281	41.4%	260	39.1%	234	36.8%	177	30.0%	-104
4+ Bedroom Units	154	22.7%	144	21.7%	132	20.8%	106	18.0%	-48
Total	679	100%	664	100%	635	100%	590	100%	-89

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations



# APPENDIX M: ELECTORAL AREA D / RURAL GRAND FORKS HOUSING CONTEXT

# Population

**Table 440: Population Change, Electoral Area D, (2006 – 2016)**

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Area D	3,176	3,187	3,225	49	1.5%	0.15%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population, 100% data

**Table 441: Average and Median Age, Electoral Area D, (2006 – 2016)**

Year	Average Age	Median Age
2006	44.7	49.4
2011	47.9	53.1
2016	50.7	56.0

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 442: Age Group Distribution, Electoral Area D, (2006 – 2016)**

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	455	14%	415	13%	375	12%
15 to 19	205	6%	185	6%	150	5%
20 to 24	95	3%	100	3%	105	3%
25 to 64	1,820	57%	1,740	55%	1,640	51%
65 to 84	555	17%	695	22%	900	28%
85+	45	1%	45	1%	55	2%
Total	3,175	100%	3,180	100%	3,225	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population, 100% data with summed totals

**Table 443: Mobility, Electoral Area D, (2006 – 2016)**

Mobility Status	2006	2011	2016
Movers	345	220	345
Non-Migrants	150	125	115
Migrants	195	95	230

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Households

**Table 444: Households, Electoral Area D, (2006 – 2016)**

Electoral Area D	2006	2011	2016
Total Number of Households	1,350	1,400	1,435
Average Household Size	2.3	2.3	2.2

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 445: Household Size Distribution, Electoral Area D, (2006 – 2016)**

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	345	26%	365	26%	370	26%
2 people	605	45%	640	46%	705	49%
3 people	190	14%	165	12%	165	11%
4 people	135	10%	125	9%	120	8%
5+ people	75	6%	105	8%	75	5%
Total	1350	100%	1400	100%	1435	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 446: Housing Tenure, Electoral Area D, (2006 – 2016)**

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	115	9%	80	6%	160	11%
Owner	1,235	91%	1,320	94%	1,275	89%
Total	1,350	100%	1,400	100%	1,435	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 447: Renter Households in Subsidized Housing, Electoral Area D, (2016)**

Community	2006		2011		2016	
	#	%	#	%	#	%
Electoral Area D	n/a	n/a	n/a	n/a	25	16%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Household Income

**Table 448: Average and Median Household Income, Electoral Area D, (2006 – 2016)**

Community		2006	2011	2016
Electoral Area D	Average Income	\$60,561	\$63,019	\$66,207

Community		2006	2011	2016
	Median Income	\$53,637	\$49,834	\$52,965

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 449: Number of Households in Specified Income Brackets, Electoral Area D, (2006 - 2016)**

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	30	2%	60	4%	40	3%
\$5,000 to \$9,999	15	1%	0	0%	30	2%
\$10,000 to \$14,999	55	4%	30	2%	60	4%
\$15,000 to \$19,999	75	6%	155	11%	65	5%
\$20,000 to \$24,999	95	7%	45	3%	70	5%
\$25,000 to \$29,999	75	6%	95	7%	65	5%
\$30,000 to \$34,999	45	3%	60	4%	100	7%
\$35,000 to \$39,999	60	4%	65	5%	95	7%
\$40,000 to \$44,999	60	4%	85	6%	85	6%
\$45,000 to \$49,999	85	6%	110	8%	55	4%
\$50,000 to \$59,999	185	14%	75	5%	160	11%
\$60,000 to \$69,999	100	7%	125	9%	95	7%
\$70,000 to \$79,999	95	7%	70	5%	100	7%
\$80,000 to \$89,999	65	5%	50	4%	65	5%
\$90,000 to \$99,999	75	6%	110	8%	75	5%
\$100,000 to \$124,999	145	11%	95	7%	95	7%
\$125,000 to \$149,999	50	4%	90	6%	75	5%
\$150,000 to \$199,999	15	1%	70	5%	70	5%
\$200,000 and over	15	1%	0	0%	35	2%
<b>Total</b>	<b>1,340</b>	<b>100%</b>	<b>1,390</b>	<b>100%</b>	<b>1,435</b>	<b>100%</b>

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 450: Average and Median Renter Household Income, Electoral Area D, (2006 – 2016)**

Electoral Area B		2006	2011	2016
	Renter Average Income	\$45,788	\$48,964	\$49,566
	Renter Median Income	\$47,174	\$46,876	\$36,953

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 451: Number of Renter Households in Specified Income Brackets, Electoral Area D, (2006 - 2016)**

Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	0	0%	0	0%	0	0%
\$5,000 to \$9,999	0	0%	0	0%	10	6%
\$10,000 to \$14,999	0	0%	0	0%	20	13%
\$15,000 to \$19,999	10	9%	0	0%	10	6%
\$20,000 to \$24,999	0	0%	0	0%	10	6%
\$25,000 to \$29,999	15	13%	0	0%	20	13%
\$30,000 to \$34,999	0	0%	0	0%	20	13%
\$35,000 to \$39,999	10	9%	0	0%	10	6%
\$40,000 to \$44,999	10	9%	0	0%	10	6%
\$45,000 to \$49,999	20	17%	0	0%	0	0%
\$50,000 to \$59,999	20	17%	0	0%	15	9%
\$60,000 to \$69,999	10	9%	0	0%	0	0%
\$70,000 to \$79,999	0	0%	0	0%	20	13%
\$80,000 to \$89,999	10	9%	0	0%	0	0%
\$90,000 to \$99,999	10	9%	0	0%	10	6%
\$100,000 to \$124,999	0	0%	0	0%	10	6%
\$125,000 to \$149,999	0	0%	0	0%	10	6%
\$150,000 to \$199,999	0	0%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	0	0%
<b>Total</b>	<b>115</b>		<b>80</b>		<b>160</b>	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 452: Owner Household Income, Electoral Area D, (2006 – 2016)**

Community		2006	2011	2016
Electoral Area D	Average Income	\$61,947	\$63,835	\$68,309
	Median Income	\$56,329	\$49,895	\$55,024

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 453: Number of Owner Households in Specified Income Brackets, Electoral Area D, (2016)**

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	30	2%	55	4%	35	3%
\$5,000 to \$9,999	15	1%	0	0%	20	2%



	2006		2011		2016	
	#	%	#	%	#	%
\$10,000 to \$14,999	55	4%	30	2%	45	4%
\$15,000 to \$19,999	65	5%	150	11%	55	4%
\$20,000 to \$24,999	95	8%	35	3%	65	5%
\$25,000 to \$29,999	60	5%	80	6%	45	4%
\$30,000 to \$34,999	40	3%	55	4%	85	7%
\$35,000 to \$39,999	55	4%	70	5%	85	7%
\$40,000 to \$44,999	45	4%	90	7%	75	6%
\$45,000 to \$49,999	65	5%	105	8%	55	4%
\$50,000 to \$59,999	160	13%	55	4%	145	11%
\$60,000 to \$69,999	95	8%	115	9%	85	7%
\$70,000 to \$79,999	95	8%	70	5%	85	7%
\$80,000 to \$89,999	55	4%	50	4%	65	5%
\$90,000 to \$99,999	70	6%	105	8%	70	5%
\$100,000 to \$124,999	145	12%	85	6%	80	6%
\$125,000 to \$149,999	50	4%	95	7%	70	5%
\$150,000 to \$199,999	15	1%	65	5%	70	5%
\$200,000 and over	15	1%	0	0%	35	3%
<b>Total</b>	<b>1,225</b>	<b>100%</b>	<b>1,310</b>	<b>100%</b>	<b>1,270</b>	<b>100%</b>

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Economic Sectors and Labour Force

**Table 454: Total Number of Workers, Electoral Area D, (2006 – 2016)**

Community	2006	2011	2016
Electoral Area D	1,650	1,685	1,390

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 455: Number of Workers by Industry, Electoral Area D, (2006 – 2016)**

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	285	270	230
Mining, quarrying, and oil and gas extraction	10	0	15
Utilities	0	0	10
Construction	130	160	125
Manufacturing	215	120	125
Wholesale trade	30	45	15
Retail trade	190	185	105
Transportation and warehousing	75	25	65

Information and cultural industries	15	25	25
Finance and insurance	30	15	10
Real estate and rental and leasing	15	15	35
Professional, scientific and technical services	35	60	60
Management of companies and enterprises	0	0	0
Administrative and support, waste management and remediation services	80	35	50
Educational services	80	165	105
Health care and social assistance	180	240	170
Arts, entertainment and recreation	60	20	50
Accommodation and food services	80	65	55
Other services (except public administration)	75	55	70
Public administration	60	80	60
Total	1,645	1,580	1,380

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 456: Unemployment Rate and Participation Rate, Electoral Area D, (2006 – 2016)**

Community		2006	2011	2016
Electoral Area D	Unemployment Rate	6.3%	9.5%	4.9%
	Participation Rate	62.1%	60.2%	50.2%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 457: Commuting Destination, Electoral Area D, (2016)**

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
Electoral Area D	165	780	45	15

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Housing Units

**Table 458: Total Number of Housing Units, Electoral Area D, 2016**

Housing Units	2016
Total number of housing units	1,435

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 459: Breakdown by Structural Type of Units, Electoral Area D, (2016)**

Housing Mix	2016 (#)	2016 (%)
Single-Detached	1,300	91%
Semi-Detached	0	0%
Row House	0	0%
Apartment or Flat in a Duplex	0	0%
Apartment with fewer than 5 storeys	0	0%

Housing Mix	2016 (#)	2016 (%)
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	0	0%
Movable Dwelling <sup>17</sup>	135	9%
Total	1,435	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 460: Housing Composition by Size, Electoral Area D, (2016)**

Housing Mix	2016
Bachelor Units (0 bedrooms)	10
1 Bedroom Units	110
2 Bedroom Units	280
3 Bedroom Units	615
4+ Bedroom Units	425

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 461: Number and Percentage Breakdown by Date Built, Electoral Area D, (2016)**

Date Built	#	%
Pre-1960	335	23%
1961-1980	490	34%
1981-1990	170	12%
1991-2000	235	16%
2001-2005	45	3%
2006-2010	120	8%
2011-2016	35	2%
Total	1,430	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 462: Permits by Structure Type, Electoral Area D, (2010-2019)**

Year	Single Detached		Manufactured Home		Multi-Unit		Demolition	
	Permits	Units	Permits	Units	Permits	Units	Permits	Units
2010	11	11	1	1	0	0	-	-
2011	7	7	1	1	0	0	-	-
2012	6	6	3	3	0	0	-	-
2013	6	6	1	1	0	0	-	-

<sup>17</sup> Includes mobile homes, house boats, recreational vehicles

2014	4	4	4	4	0	0	6	0
2015	4	4	1	1	0	0	2	0
2016	4	4	1	1	0	0	3	0
2017	5	5	9	9	0	0	3	0
2018	5	5	1	1	0	0	4	0
2019	6	6	5	5	0	0	3	0
Total	58	58	27	27	0	0	21	-

Source: Local Government Building Permit Reports (2010 – 2019)

**Table 463: Assessed Value by Unit Size, Electoral Area D, (2019)**

Assessed Value by Unit Size: Electoral Area D	Unit Count #	Average Per Unit \$
1 Bedroom Units	62	\$229,039
2 Bedroom Units	339	\$220,702
3+ Bedroom Units	990	\$330,597
Total	1,391	\$299,288

Source: BC Assessment. 2019 Assessment Roll

**Table 464: Assessed Value by Property Class, Electoral Area D, (2019)**

Assessed Value by Property Class: Electoral Area D	Unit Count #	Average Per Unit \$
2 Acres or More	772	\$321,701
Single Detached	442	\$327,993
Manufacture Home	157	\$121,867
Residential Dwelling with Suite	16	\$182,544
Duplex	2	\$207,000
Store(s) and Living Quarters	2	\$257,750
Total	1,391	\$299,288

Source: BC Assessment. 2019 Assessment Roll

**Table 465: Sales Value by Unit Size, Electoral Area D, (2019)**

Sales Value by Unit Size: Electoral Area D	Sales Count #	Average Per Unit \$
1 Bedroom Units	-	-
2 Bedroom Units	17	\$269,524
3+ Bedroom Units	36	\$358,163

Total	53	\$329,731
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Source: BC Assessment. 2019 Assessment Roll

**Table 466: Sales Value by Property Class, Electoral Area D, (2019)**

Sales Value by Property Class: Electoral Area D	Sales Count #	Average Per Unit \$
3 Acres or More (Single Family Dwelling, Duplex)	21	\$384,340
Single Detached	16	\$312,077
Manufactured Home (Not In Manufactured Home Park)	4	\$220,118
2 Acres or More (Single Family Dwelling, Duplex)	4	\$339,750
Manufactured Home (Within Manufactured Home Park)	2	\$105,500
2 Acres or More (Manufactured Home)	2	\$272,700
Residential Dwelling with Suite	1	\$397,000
4 Acres or More (Single Family Dwelling, Duplex)	1	\$378,500
3 Acres or More (Manufactured Home)	1	\$315,000
4 Acres or More (Manufactured Home)	1	\$325,000
Total	53	\$329,731

Source: BC Assessment. 2019 Assessment Roll

## Housing Values: Households in Core Housing Need

**Table 467: Affordability - Households Spending 30%+ of Income on Shelter Costs, Electoral Area D, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	175	14%	135	11%	225	15%
Renter	30	27%	0	0%	65	43%
Owner	150	13%	135	12%	165	18%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 468: Adequacy - Households in Dwellings Requiring Major Repairs, Electoral Area D, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	85	7%	160	13%	115	9%
Renter	20	18%	0	0%	25	17%

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
Owner	70	6%	150	13%	95	9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 469: Suitability – Households in Overcrowded Dwellings, Electoral Area D, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	35	3%	40	3%	55	4%
Renter	10	9%	0	0%	20	13%
Owner	30	3%	30	3%	40	4%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 470: Households in Core Housing Need, Electoral Area D, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	215	17%	45	4%	70	6%
Renter	40	35%	0	0%	30	21%
Owner	170	15%	45	4%	40	4%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 471: Households in Extreme Core Housing Need, Electoral Area D, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	40	3%	40	3%	25	2%
Renter	15	13%	0	0%	15	10%
Owner	30	3%	35	3%	15	1%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Anticipated Population and Households

**Table 472: Anticipated Population and Households, Electoral Area D, (2019 to 2031)**

Electoral Area D	2019 Index	2021	2026	2031	Net Change	
	#	#	#	#	#	%
Projected Population	3,368	3,326	3,162	2,969	-399	-11.8%
Total Number of Households	1,510	1,477	1,414	1,312	-198	-13.1%

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

## Anticipated Units Required

**Table 473: Anticipated Number of Units by Size, Baseline Trend, Electoral Area D, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change
	#	%	#	%	#	%	#	%	#
Bachelor Units	10	0.7%	10	0.7%	10	0.7%	9	0.7%	-1
1 Bedroom Units	115	7.6%	113	7.6%	108	7.6%	100	7.6%	-15
2 Bedroom Units	294	19.4%	287	19.4%	275	19.4%	255	19.4%	-38
3 Bedroom Units	645	42.7%	631	42.7%	604	42.7%	560	42.7%	-85
4+ Bedroom Units	446	29.5%	436	29.5%	417	29.5%	387	29.5%	-58
Total	1,510	100%	1,477	100%	1,414	100%	1,312	100%	-198

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

**Table 474: Anticipated Number of Units by Size, Development Pattern Shift, Electoral Area D, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change
	#	%	#	%	#	%	#	%	#
Bachelor Units	10	0.7%	11	0.8%	12	0.8%	13	1.0%	3
1 Bedroom Units	115	7.6%	120	8.1%	121	8.6%	131	10.0%	16
2 Bedroom Units	294	19.4%	295	20.0%	289	20.5%	289	22.0%	-5
3 Bedroom Units	645	42.7%	623	42.2%	588	41.6%	525	40.0%	-120

Housing Mix	2019 Index		2021		2026		2031		Net Change
	#	%	#	%	#	%	#	%	#
4+ Bedroom Units	446	29.5%	428	29.0%	403	28.5%	354	27.0%	-91
Total	1,510	100%	1,477	100%	1,414	100%	1,312	100%	-198

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations





# APPENDIX N: ELECTORAL AREA E / WEST BOUNDARY INCLUDING BIG WHITE HOUSING CONTEXT

# Population

**Table 475: Population Change, Electoral Area E, (2006 – 2016)**

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Electoral Area E	2,234	1,970	2,155	-79	-3.5%	-0.35%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population, 100% data

**Table 476: Average and Median Age, Electoral Area E, (2006 – 2016)**

Year	Average Age	Median Age
2006	44.2	49.5
2011	44.2	48.6
2016	45.9	49.6

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 477: Age Group Distribution, Electoral Area E, (2006 – 2016)**

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	345	15%	290	15%	290	13%
15 to 19	110	5%	80	4%	95	4%
20 to 24	75	3%	45	2%	60	3%
25 to 64	1,350	60%	1,175	59%	1,185	55%
65 to 84	340	15%	370	19%	505	23%
85+	15	1%	25	1%	25	1%
Total	2,235	100%	1,985	100%	2,160	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population, 100% data

**Table 478: Mobility, Electoral Area E, (2006 – 2016)**

Mobility Status	2006	2011	2016
Movers	265	330	305
Non-Migrants	110	105	125
Migrants	160	225	180

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

# Households

**Table 479: Households, Electoral Area E, (2006 – 2016)**

Electoral Area E	2006	2011	2016
Total Number of Households	1,005	845	965
Average Household Size	2.2	2.2	2.2

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 480: Household Size Distribution, Electoral Area E, (2006 – 2016)**

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	320	32%	260	31%	320	33%
2 people	420	42%	370	44%	370	39%
3 people	115	12%	85	10%	125	13%
4 people	95	10%	75	9%	90	9%
5+ people	50	5%	60	7%	55	6%
Total	1000	100%	850	100%	960	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 481: Housing Tenure, Electoral Area E, (2006 – 2016)**

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	175	18%	210	25%	150	16%
Owner	825	82%	640	75%	815	84%
Total	1,005	100%	845	100%	965	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 482: Renter Households in Subsidized Housing, Electoral Area E, (2016)**

Community	2006		2011		2016	
	#	%	#	%	#	%
Electoral Area E	n/a	n/a	n/a	n/a	10	7%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Household Income

**Table 483: Average and Median Household Income, Electoral Area E, (2006 – 2016)**

Community		2006	2011	2016
Electoral Area E	Average Income	\$53,256	\$47,669	\$54,437
	Median Income	\$40,644	\$28,530	\$41,539

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 484: Number of Households in Specified Income Brackets, Electoral Area E, (2006 - 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	55	6%	115	14%	55	6%
\$5,000 to \$9,999	45	5%	30	4%	35	4%
\$10,000 to \$14,999	70	7%	115	14%	50	5%
\$15,000 to \$19,999	85	9%	65	8%	85	9%
\$20,000 to \$24,999	85	9%	75	9%	75	8%
\$25,000 to \$29,999	55	6%	40	5%	50	5%
\$30,000 to \$34,999	65	7%	20	2%	70	7%
\$35,000 to \$39,999	25	3%	15	2%	45	5%
\$40,000 to \$44,999	85	9%	0	0%	40	4%
\$45,000 to \$49,999	75	8%	20	2%	45	5%
\$50,000 to \$59,999	35	4%	15	2%	70	7%
\$60,000 to \$69,999	55	6%	70	8%	55	6%
\$70,000 to \$79,999	50	5%	45	5%	50	5%
\$80,000 to \$89,999	25	3%	15	2%	30	3%
\$90,000 to \$99,999	35	4%	20	2%	30	3%
\$100,000 to \$124,999	80	8%	90	11%	90	9%
\$125,000 to \$149,999	55	6%	20	2%	45	5%
\$150,000 to \$199,999	15	2%	25	3%	40	4%
\$200,000 and over	15	2%	0	0%	0	0%
<b>Total</b>	<b>1,010</b>		<b>845</b>		<b>960</b>	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 485: Average and Median Renter Household Income, Electoral Area E, (2006 – 2016)**

		2006	2011	2016
Electoral Area B	Renter Average Income	\$47,436	\$46,175	\$46,919
	Renter Median Income	\$23,238	\$33,202	\$41,496

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 486: Number of Renter Households in Specified Income Brackets, Electoral Area E, (2006 - 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	25	14%	0	0%	0	0%
\$5,000 to \$9,999	20	11%	0	0%	0	0%
\$10,000 to \$14,999	10	6%	60	29%	10	7%
\$15,000 to \$19,999	20	11%	0	0%	25	17%
\$20,000 to \$24,999	20	11%	0	0%	10	7%
\$25,000 to \$29,999	0	0%	0	0%	10	7%
\$30,000 to \$34,999	10	6%	0	0%	0	0%
\$35,000 to \$39,999	0	0%	0	0%	10	7%
\$40,000 to \$44,999	10	6%	0	0%	10	7%
\$45,000 to \$49,999	10	6%	0	0%	0	0%
\$50,000 to \$59,999	0	0%	0	0%	10	7%
\$60,000 to \$69,999	10	6%	0	0%	10	7%
\$70,000 to \$79,999	10	6%	0	0%	20	13%
\$80,000 to \$89,999	20	11%	0	0%	0	0%
\$90,000 to \$99,999	10	6%	0	0%	0	0%
\$100,000 to \$124,999	0	0%	0	0%	0	0%
\$125,000 to \$149,999	0	0%	0	0%	10	7%
\$150,000 to \$199,999	0	0%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	0	0%
Total	175		205		150	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 487: Owner Household Income, Electoral Area E, (2006 – 2016)**

Community		2006	2011	2016
Electoral Area E	Average Income	\$54,489	\$48,154	\$55,798
	Median Income	\$42,072	\$27,455	\$41,593

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 488: Number of Owner Households in Specified Income Brackets, Electoral Area E, (2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	25	3%	110	17%	45	6%

	2006		2011		2016	
	#	%	#	%	#	%
\$5,000 to \$9,999	25	3%	15	2%	35	4%
\$10,000 to \$14,999	60	7%	55	9%	35	4%
\$15,000 to \$19,999	65	8%	65	10%	65	8%
\$20,000 to \$24,999	65	8%	65	10%	65	8%
\$25,000 to \$29,999	50	6%	30	5%	45	6%
\$30,000 to \$34,999	55	7%	0	0%	70	9%
\$35,000 to \$39,999	25	3%	15	2%	40	5%
\$40,000 to \$44,999	75	9%	0	0%	30	4%
\$45,000 to \$49,999	65	8%	0	0%	45	6%
\$50,000 to \$59,999	35	4%	15	2%	50	6%
\$60,000 to \$69,999	50	6%	55	9%	40	5%
\$70,000 to \$79,999	40	5%	35	5%	30	4%
\$80,000 to \$89,999	10	1%	15	2%	25	3%
\$90,000 to \$99,999	30	4%	0	0%	25	3%
\$100,000 to \$124,999	75	9%	50	8%	85	10%
\$125,000 to \$149,999	55	7%	15	2%	35	4%
\$150,000 to \$199,999	15	2%	25	4%	40	5%
\$200,000 and over	0	0%	0	0%	0	0%
<b>Total</b>	<b>820</b>		<b>640</b>		<b>805</b>	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Economic Sectors and Labour Force

**Table 489: Total Number of Workers, Electoral Area E, (2006 – 2016)**

Community	2006	2011	2016
Electoral Area E	1,250	1,060	1,090

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 490: Number of Workers by Industry, Electoral Area E, (2006 – 2016)**

*Please note: low values may have been suppressed to zero (0) to maintain confidentiality. As a result, category values may not sum up to the total for each year.*

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	310	175	280
Mining, quarrying, and oil and gas extraction	15	0	0
Utilities	0	0	10

Construction	120	70	140
Manufacturing	120	75	45
Wholesale trade	30	0	15
Retail trade	105	255	110
Transportation and warehousing	50	35	30
Information and cultural industries	0	0	10
Finance and insurance	0	0	0
Real estate and rental and leasing	20	0	10
Professional, scientific and technical services	0	0	60
Management of companies and enterprises	0	0	10
Administrative and support, waste management and remediation services	30	50	45
Educational services	60	25	65
Health care and social assistance	110	120	55
Arts, entertainment and recreation	50	15	20
Accommodation and food services	90	30	85
Other services (except public administration)	70	100	50
Public administration	20	30	40
Total	1,200	1,040	1,080

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 491: Unemployment Rate and Participation Rate, Electoral Area E, (2006 – 2016)**

Community		2006	2011	2016
Electoral Area E	Unemployment Rate	8.4%	17.9%	6.9%
	Participation Rate	67.4%	64.6%	60.7%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 492: Commuting Destination, Electoral Area E, (2016)**

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
Electoral Area E	160	125	155	10

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Housing Units

**Table 493: Total Number of Housing Units, Electoral Area E, 2016**

Housing Units	2016
Total number of housing units	965

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 494: Breakdown by Structural Type of Units, Electoral Area E, (2016)**

Housing Mix	2016 (#)	2016 (%)
Single-Detached	755	78%
Semi-Detached	15	2%
Row House	0	0%
Apartment or Flat in a Duplex	10	1%
Apartment with fewer than 5 storeys	50	5%
Apartment with 5 or more storeys	10	1%
Other Single-Attached House	0	0%
Movable Dwelling <sup>18</sup>	125	13%
Total	965	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 495: Housing Composition by Size, Electoral Area E, (2016)**

Housing Mix	2016
Bachelor Units (0 bedrooms)	25
1 Bedroom Units	150
2 Bedroom Units	270
3 Bedroom Units	340
4+ Bedroom Units	175

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 496: Number and Percentage Breakdown by Date Built, Electoral Area E, (2016)**

Date Built	#	%
Pre-1960	125	13%
1961-1980	315	33%

<sup>18</sup> Includes mobile homes, house boats, recreational vehicles



Date Built	2016	
	#	%
1981-1990	100	10%
1991-2000	165	17%
2001-2005	95	10%
2006-2010	80	8%
2011-2016	90	9%
Total	965	100%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 497: Permits by Structure Type, Electoral Area E, (2010-2019)**

Year	Single Detached		Manufactured Home		Multi-Unit		Demolition	
	Permits	Units	Permits	Units	Permits	Units	Permits	Units
2010	16	16	1	1	0	0	-	-
2011	5	5	0	0	0	0	-	-
2012	11	11	4	4	0	0	-	-
2013	9	9	4	4	0	0	-	-
2014	6	6	2	2	0	0	0	0
2015	5	5	1	1	0	0	0	0
2016	15	15	2	2	0	0	0	0
2017	9	9	1	1	0	0	4	0
2018	3	3	3	3	0	0	3	0
2019	10	10	4	4	0	0	0	0
Total	89	89	22	22	0	0	7	-

Source: Local Government Building Permit Reports (2010 – 2019)

**Table 498: Permits by Structure Type, Electoral Area E – Big White, (2010-2019)**

Year	Single Detached		Manufactured Home		Multi-Unit		Demolition	
	Permits	Units	Permits	Units	Permits	Units	Permits	Units
2010	0	0	0	0	0	0	-	-
2011	0	0	0	0	0	0	-	-
2012	1	1	0	0	1	32	-	-
2013	1	1	0	0	0	0	-	-
2014	0	0	0	0	0	0	0	0
2015	3	3	0	0	0	0	0	0
2016	5	5	0	0	0	0	0	0
2017	3	3	0	0	5	49	1	0

2018	3	3	0	0	5	10	0	0
2019	7	7	3	6	0	0	1	0
Total	23	23	3	6	11	91	2	-

Source: Local Government Building Permit Reports (2010 – 2019)

**Table 499: Assessed Value by Unit Size, Electoral Area E, (2019)**

Assessed Value by Unit Size: <b>Electoral Area E</b>	Unit Count #	Average Per Unit \$
1 Bedroom Units	480	\$147,240
2 Bedroom Units	1,065	\$267,809
3+ Bedroom Units	1,673	\$344,341
Total	3,218	\$289,613

Source: BC Assessment. 2019 Assessment Roll

**Table 500: Assessed Value by Property Class, Electoral Area E, (2019)**

Assessed Value by Property Class: Electoral Area E	Unit Count #	Average Per Unit \$
Strata lot residence (Condo)	1,317	\$323,053
2 Acres or More	589	\$293,855
Duplex	469	\$170,972
Single Detached	324	\$240,904
Seasonal Dwelling	195	\$358,349
Row Housing	169	\$478,801
Manufacture Home	84	\$77,795
Residential Dwelling with suite	71	\$251,607
Total	3,218	\$289,613

Source: BC Assessment. 2019 Assessment Roll

**Table 501: Sales Value by Unit Size, Electoral Area E, (2019)**

Sales Value by Unit Size: Electoral Area E	Sales Count #	Average Per Unit \$
1 Bedroom Units	23	\$166,383
2 Bedroom Units	67	\$317,352
3+ Bedroom Units	96	\$486,789
Total	186	\$386,135

Source: BC Assessment. 2019 Assessment Roll

**Table 502: Sales Value by Property Class, Electoral Area E, (2019)**

Sales Value by Property Class: Electoral Area E	Sales Count #	Average Per Unit \$
Strata Lot Residence (Condo)	114	\$388,063
Single Detached	17	\$233,000
Row Housing	16	\$415,656
Duplex, Non-Strata Side by Side or Front / Back	8	\$499,111
3 Acres or More (Single Family Dwelling, Duplex)	7	\$483,571
2 Acres or More (Single Family Dwelling, Duplex)	5	\$287,055
4 Acres or More (Single Family Dwelling, Duplex)	5	\$462,019
Manufactured Home (Not In Manufactured Home Park)	3	\$128,039
Seasonal Dwelling	3	\$555,000
2 Acres or More (Manufactured Home)	2	\$136,935
3 Acres or More (Manufactured Home)	2	\$242,578
Residential Dwelling with Suite	1	\$475,000
Duplex, Strata Side by Side	1	\$310,000
5 Acres or More (Single Family Dwelling, Duplex)	1	\$1,989,025
2 Acres or More (Seasonal Dwelling)	1	\$264,999
Total	186	\$386,135

Source: BC Assessment. 2019 Assessment Roll

## Housing Values: Households in Core Housing Need

**Table 503: Affordability - Households Spending 30%+ of Income on Shelter Costs, Electoral Area E, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	185	29%	185	29%	200	25%
Renter	50	38%	70	38%	60	46%
Owner	135	25%	115	25%	135	21%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 504: Adequacy - Households in Dwellings Requiring Major Repairs, Electoral Area E, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	140	16%	110	17%	80	10%
Renter	40	27%	50	27%	15	12%
Owner	100	14%	55	12%	70	11%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 505: Suitability – Households in Overcrowded Dwellings, Electoral Area E, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	60	7%	35	5%	45	6%
Renter	15	10%	0	0%	10	8%
Owner	50	7%	35	8%	40	6%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 506: Households in Core Housing Need, Electoral Area E, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	285	33%	155	24%	220	28%
Renter	70	47%	75	41%	65	48%
Owner	215	30%	80	18%	155	24%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

**Table 507: Households in Extreme Core Housing Need, Electoral Area E, (2006 – 2016)**

Core Housing Need Indicators	2006		2011		2016	
	#	%	#	%	#	%
All Households	90	10%	100	16%	95	12%
Renter	40	27%	55	30%	25	19%
Owner	55	8%	45	10%	70	11%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, and 2006 Census of Population

## Anticipated Population and Households

**Table 508: Anticipated Population and Households, Electoral Area E, (2019 to 2031)**

Electoral Area E	2019 Index	2021	2026	2031	Net Change	
	#	#	#	#	#	%
Projected Population	2,196	2,157	2,029	1,874	-322	-14.7%
Total Number of Households	1,071	1,056	1,000	892	-179	-16.8%

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

## Anticipated Units Required

**Table 509: Anticipated Number of Units by Size, Baseline Trend, Electoral Area E, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change
	#	%	#	%	#	%	#	%	#
Bachelor Units	28	2.6%	27	2.6%	26	2.6%	23	2.6%	-5
1 Bedroom Units	167	15.6%	165	15.6%	156	15.6%	139	15.6%	-28
2 Bedroom Units	301	28.1%	297	28.1%	281	28.1%	251	28.1%	-50
3 Bedroom Units	379	35.4%	374	35.4%	354	35.4%	316	35.4%	-64
4+ Bedroom Units	195	18.2%	192	18.2%	182	18.2%	163	18.2%	-33
Total	1,071	100%	1,056	100%	1,000	100%	892	100%	-179

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

**Table 510: Anticipated Number of Units by Size, Development Pattern Shift, Electoral Area E, (2019 to 2031)**

Housing Mix	2019 Index		2021		2026		2031		Net Change
	#	%	#	%	#	%	#	%	#
Bachelor Units	28	2.6%	33	3.1%	36	3.6%	45	5.0%	17
1 Bedroom Units	167	15.6%	174	16.5%	174	17.4%	178	20.0%	11
2 Bedroom Units	301	28.1%	301	28.5%	289	28.9%	268	30.0%	-34
3 Bedroom Units	379	35.4%	367	34.7%	341	34.1%	285	32.0%	-94

Housing Mix	2019 Index		2021		2026		2031		Net Change
	#	%	#	%	#	%	#	%	#
4+ Bedroom Units	195	18.2%	181	17.2%	161	16.1%	116	13.0%	-79
Total	1,071	100%	1,056	100%	1,000	100%	892	100%	-179

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations