

Strathcona Regional District

ELECTORAL AREAS HOUSING NEEDS REPORT

APPENDIX E: COMMUNITY DATA TABLES



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Historical & Anticipated Population & Households

Housing Needs Report Regulation (HNRR) Section 3 (1)(a)(i – iv), (1)(b), & (2)(a –g)* Source: Statistics Canada, BC Stats

Population	2011	2016	2021	2022	2023	2024	2025	2026	5yr Δ	2027	2028	2029	2030	2031	5yr Δ
< 15 yrs	105	85	115	110	105	100	95	100	-13%	95	90	85	80	85	-15%
15 to 19 yrs	35	30	45	45	45	45	45	50	11%	50	50	50	50	55	10%
20 to 24 yrs	25	20	20	20	20	20	20	30	50%	30	30	30	30	30	0%
25 to 64 yrs	485	450	490	495	500	505	510	505	3%	515	525	535	545	555	10%
65 to 84 yrs	155	190	215	220	225	230	235	240	12%	240	240	240	240	235	-2%
85+ yrs	10	10	15	15	15	15	15	15	0%	15	15	15	15	20	33%
Total	820	790	890	900	910	920	930	940	6%	950	960	970	980	985	5%

	2011	2016	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
< 15 yrs	13%	11%	13%	12%	12%	11%	10%	11%	10%	9%	9%	8%	9%
15 to 19 yrs	4%	4%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	6%
20 to 24 yrs	3%	3%	2%	2%	2%	2%	2%	3%	3%	3%	3%	3%	3%
25 to 64 yrs	59%	57%	55%	55%	55%	55%	55%	54%	54%	55%	55%	56%	56%
65 to 84 yrs	19%	24%	24%	24%	25%	25%	25%	26%	25%	25%	25%	24%	24%
85+ yrs	1%	1%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Households	2011	2016	2021	2022	2023	2024	2025	2026	5yr Δ	2027	2028	2029	2030	2031	5yr Δ
<25		0	0	0	0	0	0	0	-	0	0	0	0	0	-
25-34		30	30	30	30	30	30	25	-17%	25	25	25	25	25	0%
35-44		30	40	45	50	55	60	55	38%	55	55	55	55	60	9%
45-54		45	60	60	60	60	60	60	0%	60	60	60	60	60	0%
55-64		115	100	100	100	100	100	100	0%	105	110	115	120	115	15%
65-74		100	100	105	110	115	120	115	15%	115	115	115	115	105	-9%
75+		50	65	70	75	80	85	80	23%	80	80	80	80	90	13%
Total		370	390	400	410	420	430	435	12%	440	445	450	455	455	5%

	2011	2016	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<25		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
25-34		8%	8%	8%	7%	7%	7%	6%	6%	6%	6%	5%	5%
35-44		8%	10%	11%	12%	13%	14%	13%	13%	12%	12%	12%	13%
45-54		12%	15%	15%	15%	14%	14%	14%	14%	13%	13%	13%	13%
55-64		31%	26%	25%	24%	24%	23%	23%	24%	25%	26%	26%	25%
65-74		27%	26%	26%	27%	27%	28%	26%	26%	26%	26%	25%	23%
75+		14%	17%	18%	18%	19%	20%	18%	18%	18%	18%	18%	20%
Total		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Indigenous Identity

Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	800	880	740	695	735	650	105	145	85
Indigenous Identity	60	30	55	55	20	50	10	0	10
Non-Indigenous Identity	740	845	680	645	715	605	90	135	80

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	100%	100%	100%	100%	100%	100%	100%	100%	100%
Indigenous Identity	8%	3%	7%	8%	3%	8%	10%	0%	12%
Non-Indigenous Identity	93%	96%	92%	93%	97%	93%	86%	93%	94%

Mobility

HNRR Section 3 (1)(a)(x) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	800	855	730	690	735	645	100	125	85
Non-Mover	720	815	670	635	695	590	85	120	75
Mover	75	40	60	60	40	55	15	0	10
Non-Migrant	0	25	15	10	20	10	0	0	0
Migrants	75	20	45	55	20	40	15	0	10
Internal Migrants	70	0	35	55	0	30	15	0	10
Intraprovincial Migrant	60	0	30	50	0	30	10	0	0
Interprovincial Migrant	10	0	0	0	0	0	10	0	0
External Migrant	10	15	15	0	15	15	0	0	0

Private Household Size

HNRR Section 3 (1)(v – viii) – Source: Statistics Canada

	Total			'16 % Total	Owners			Renters			Renter %		
	2006	2011	2016		2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Private HHs	370	385	365	99%	315	340	320	55	45	45	15%	12%	12%
1 person	115	130	100	27.0%	95	125	75	25	0	20	22%	0%	20%
2 persons	155	140	200	54.1%	130	120	185	25	0	15	16%	0%	8%
3 persons	45	35	40	10.8%	40	30	35	10	0	0	22%	0%	0%
4 persons	35	50	30	8.1%	30	25	20	0	0	0	0%	0%	0%
5+ persons	20	0	0	0.0%	15	0	0	0	0	0	0%	n.a.	n.a.
Average HH Size	2.2	2.3	2.0		2.2	2.1	2.0	1.8	2.9	1.9	-	-	-

Household Maintainers

Source: Statistics Canada

				Total 10yr Δ	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total HHs	370	385	370	0%	315	340	320	60	50	45
15 - 24 yrs	0	0	0	-	10	0	0	0	0	0
25 - 34 yrs	30	0	30	0%	20	0	25	0	0	0
35 - 44 yrs	30	35	30	0%	20	35	25	10	0	0
45 - 54 yrs	95	170	45	-53%	80	155	40	15	0	10
55 - 64 yrs	95	70	115	21%	95	65	100	0	0	10
65 - 74 yrs	95	45	100	5%	75	50	90	20	0	10
75 - 84 yrs	30	35	40	33%	30	30	35	0	0	0
85+ yrs	0	0	10	-	0	0	10	0	0	0

Owners w/ Mortgages & Renters in Subsidized Housing

HNRR Section 3 (1)(ix) – Source: Statistics Canada

	2006	2011	2016
Owners	295	330	320
w/ Mortgage (#)	135	185	135
w/ Mortgage (%)	46%	56%	42%
Renters	55	50	45
Subsidised (#)	0	0	10
Subsidied (%)	0%	0%	22%

Household Income

HNRR Section 4(a – e)* -- Source: Statistics Canada

	Total			% of Total	Owners			% of Total	Renters			% of Total
	2005	2010	2015		2005	2010	2015		2005	2010	2015	
Total Household	370	385	370	100.0%	315	340	320	100.0%	60	45	50	100.0%
< \$5,000	20	25	10	2.7%	20	0	0	0.0%	0	0	0	0.0%
\$5,000 - \$9,999	20	0	0	0.0%	20	0	0	0.0%	0	0	0	0.0%
\$10,000 - \$14,999	0	0	10	2.7%	0	0	10	3.1%	0	0	0	0.0%
\$15,000 - \$19,999	20	20	20	5.4%	20	15	10	3.1%	0	0	10	20.0%
\$20,000 - \$24,999	30	20	30	8.1%	25	0	30	9.4%	15	0	0	0.0%
\$25,000 - \$29,999	25	35	30	8.1%	20	10	20	6.3%	10	0	10	20.0%
\$30,000 - \$34,999	20	0	10	2.7%	10	0	10	3.1%	0	0	0	0.0%
\$35,000 - \$39,999	30	0	20	5.4%	20	0	10	3.1%	10	0	10	20.0%
\$40,000 - \$44,999	30	10	25	6.8%	35	10	25	7.8%	0	0	0	0.0%
\$45,000 - \$49,999	15	0	15	4.1%	20	0	15	4.7%	0	0	0	0.0%
\$50,000 - \$59,999	40	25	40	10.8%	30	25	40	12.5%	0	0	10	20.0%
\$60,000 - \$69,999	15	0	30	8.1%	10	0	25	7.8%	10	0	0	0.0%
\$70,000 - \$79,999	15	35	25	6.8%	15	25	25	7.8%	0	0	0	0.0%
\$80,000 - \$89,999	20	20	15	4.1%	20	20	15	4.7%	0	0	0	0.0%
\$90,000 - \$99,999	10	65	35	9.5%	10	65	35	10.9%	0	0	0	0.0%
\$100,000+	25	80	60	16.2%	25	85	60	18.8%	0	0	0	0.0%
\$100,000 - \$124,999	15	75	35	9.5%	20	75	35	10.9%	0	0	0	0.0%
\$125,000 - \$149,999	0	0	0	0.0%	10	0	0	0.0%	0	0	0	0.0%
\$150,000 - \$199,999	0	0	15	4.1%	10	0	15	4.7%	0	0	0	0.0%
\$200,000+	10	0	0	0.0%	0	0	0	0.0%	0	0	0	0.0%
Median Income	\$39,835	\$75,019	\$51,170		\$42,413	\$82,091	\$56,246		\$31,427	\$26,517	\$29,886	
Average Income	\$46,626	\$68,163	\$64,018		\$47,388	\$74,089	\$67,988		\$42,183	\$25,160	\$36,921	

* smaller income brackets shown in the report for readability

Labour Force

HNRR Section 5(a) & Section 7(b – c) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population (15+ yrs)	715	695	675	625	600	605	90	100	70
In Labour Force	400	400	345	360	345	305	40	55	45
Employed	375	380	300	335	320	265	40	55	40
Unemployed	25	25	45	20	25	40	0	0	10
Not In Labour Force	315	295	330	265	255	300	50	40	25
Participation Rate (%)	55.9	57.5	51.1	56.8	57.5	50.4	44.4	55.0	57.1
Employment Rate (%)	52.5	54.0	44.4	52.8	53.3	43.8	44.4	60.0	57.1
Unemployment Rate (%)	6.3	6.3	13.0	7.0	5.8	13.1	0.0	0.0	0.0

NAICS Industry Employment

HNRR Section 5(b) – Source: Statistics Canada

	Total			'16 % of Total	Owners			Renters			Renter Share
	2006	2011	2016		2006	2011	2016	2006	2011	2016	
Labour Force	400	400	345	100.0%	360	345	300	40	55	45	13%
Agriculture, Forestry, Fishing, & Hunting	90	70	80	23.2%	85	65	75	0	0	0	0%
Mining, Quarrying, and Oil & Gas Extraction	0	0	0	0.0%	0	0	10	0	0	0	0%
Utilities	0	0	0	0.0%	0	0	0	0	0	0	-
Construction	25	30	20	5.8%	20	0	25	10	0	0	0%
Manufacturing	35	0	25	7.2%	35	0	20	0	0	0	0%
Wholesale trade	10	0	0	0.0%	0	0	0	0	0	0	-
Retail trade	20	45	40	11.6%	15	50	30	10	0	10	25%
Transportation & Warehousing	30	20	10	2.9%	25	20	15	10	0	0	0%
Information & Cultural Industries	0	0	0	0.0%	0	0	0	0	0	0	-
Finance & Insurance	0	0	10	2.9%	0	0	10	0	0	0	0%
Real Estate and Rental & Leasing	10	20	0	0.0%	10	25	0	0	0	0	-
Professional, Scientific, & Technical Services	25	0	10	2.9%	20	0	10	0	0	0	0%
Management of Companies & Enterprises	0	0	0	0.0%	0	0	0	0	0	0	-
Administrative & Support, Waste Management & Remediation Services	15	0	0	0.0%	0	0	10	10	0	0	0%
Educational Services	35	15	15	4.3%	35	15	10	0	0	10	50%
Health Care & Social Assistance	25	20	35	10.1%	25	20	35	0	0	0	0%
Arts, Entertainment, & Recreation	10	0	0	0.0%	10	0	0	0	0	0	-
Accommodation & Food Services	55	0	20	5.8%	50	0	20	0	0	0	0%
Other Services (excl. Public Administration)	10	35	20	5.8%	0	0	15	0	0	0	0%
Public Administration	15	35	25	7.2%	10	35	25	0	0	10	29%

Commuting

HNRR Section 7(d – g) – Source: Statistics Canada

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Usual Workers	230	155	190	100%	195	155	160	35	0	35
Commute within Community	25	65	20	10.5%	15	65	15	10	0	0
Commute within SRD	170	85	150	78.9%	145	80	120	25	0	30
Commute within Province	30	0	20	10.5%	30	0	15	0	0	0
Commute outside of Province	0	0	0	0.0%	0	0	0	0	0	0

Housing – Structural Types

HNRR Section 6 (1)(a – b) – Source: Statistics Canada

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Occupied Dwellings	370	385	370	100%	310	335	320	55	50	45
Single-Detached	335	300	280	75.7%	285	275	250	50	0	30
Apartment (5+)	0	0	0	0.0%	0	0	0	0	0	0
Other	20	0	0	0.0%	15	0	0	0	0	0
<i>Semi-Detached</i>	10	0	0	0.0%	0	0	0	0	0	0
<i>Row House</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Duplex</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Apartment</i>	10	0	0	0.0%	10	0	0	0	0	0
<i>Other single-attached</i>	10	0	0	0.0%	10	0	0	10	0	0
Movable	15	60	90	24.3%	15	40	70	0	0	15

Housing – Unit Size

HNRR Section 6 (1)(c) – Source: Statistics Canada

	Total				Owners			Renters		
	2006	2011	2016	'16 % of Total	2006	2011	2016	2006	2011	2016
Total Dwellings	370	385	365	100%	315	340	325	55	45	45
No bedroom	10	0	10	2.7%	0	0	0	10	0	0
1 bedroom	45	10	35	9.6%	40	10	20	10	0	10
2 bedroom	115	115	120	32.9%	90	105	100	25	0	15
3+ bedroom	200	265	215	58.9%	185	220	200	15	0	15

Housing – Date Built

HNRR Section 6 (1)(c) – Source: Statistics Canada

	Total				Owners				Renters			
	2006	2011	2016	'16 % of Total	2006	2011	2016	'16 % of Total	2006	2011	2016	'16 % of Total
Total Dwellings	370	390	370	100%	315	340	320	100%	60	45	45	100%
< 1960	75	30	60	16.2%	65	30	55	17.2%	0	0	0	0.0%
1961 to 1980	160	200	160	43.2%	130	155	130	40.6%	30	45	25	55.6%
1981 to 1990	50	35	70	18.9%	45	35	60	18.8%	10	0	10	22.2%
1991 to 2000	70	70	45	12.2%	55	65	45	14.1%	10	0	10	22.2%
2001 to 2010	15	55	20	5.4%	10	55	10	3.1%	0	0	10	22.2%
2011 to 2016	0	0	15	4.1%	0	0	15	4.7%	0	0	0	0.0%

Housing – Subsidized

HNRR Section 6 (1)(e) – Source: BC Housing

No subsidized unit inventory available in the SRD electoral areas.

Housing – Rental Vacancy (%)

HNRR Section 6 (1)(i – j) * – Source: CMHC

The SRD does not have a geography within the survey criteria set by CMHC.

Housing – Primary Rental Universe

HNRR Section 6 (1)(k)(i) – Source: CMHC

The SRD does not have a geography within the survey criteria set by CMHC.

Housing – Secondary Rental Universe

HNRR Section 6 (1)(k)(ii) – Source: Statistics Canada, CMHC

No primary rental market data available for rural Strathcona Regional District communities. All rented dwellings listed in the “Structural Type” table are assumed to be secondary market rentals.

Housing – Short Term Rentals

HNRR Section 6 (1)(k)(iii)

	2016	2017	2018	2019	2020	2021	2022
Total Listings	8	105	236	322	362	312	44
Available Days	76	1,726	4,137	5,270	6,080	5,079	579
Reservation Days	19	649	1,069	1,432	957	1,143	222
Occupancy Rate	20%	27%	21%	21%	14%	18%	28%

Total Annual Revenue	\$2,850	\$112,428	\$180,681	\$298,691	\$344,939	\$259,516	\$23,052
Average Annual Revenue	\$1,425	\$8,648	\$7,856	\$9,334	\$10,453	\$7,864	\$961

Total Commercial Properties	1	5	7	9	10	13	10
Total Unique Properties	2	13	23	32	33	33	24
% Commercial	50%	38%	30%	28%	30%	39%	42%

Entire home/apt	2	6	11	16	18	18	17
Hotel room	0	0	0	2	2	2	0
Private room	0	7	12	14	13	13	7
Shared room	0	0	0	0	0	0	0
Total	2	13	23	32	33	33	24

Housing – Cooperative Housing

HNRR Section 6 (1)(l) – Source: Coop Housing Federation of BC

The rural community does not have cooperative housing.

Housing – Post-secondary Housing

HNRR Section 6 (1)(o) – Source: AEST

The rural community does not have cooperative housing.

Housing – Shelter Beds

HNRR Section 6 (1)(p) – Source: BC Housing

The rural community houses or shelters 0 homeless people based on BC Housing data.

Housing – Non-Market Housing

Source: BC Housing

Emergency Shelter & Housing for the Homeless				Transitional Supported & Assisted Living				Independent Social Housing			Rent Assistance in Private Market				TOTAL
Homeless Housed	Homeless Rent Support	Homeless Shelters	Subtotal	Supportive Seniors Housing	Special Needs	Women & Children Fleeing Violence	Subtotal	Low Income Families	Low Income Seniors	Subtotal	Families	Seniors	Canada Housing Benefit	Subtotal	
0	0	0	0	0	0	0	0	0	0	0	XX	XX	XX	7	7

Housing – Starts & Demolitions

HNRR Section 6 (1)(m)(i – iv)* -- Source: Local Government

No housing start / demolition information is available for the electoral area.

Housing – Registered New Homes

HNRR Section 6 (1)(m)(i – iv) – Source: BC Stats

No data available specifically for the electoral area.

Real Estate – Assessment

HNRR Section 6 (1)(f)(i – iii) – Source: BC Assessment

Median Assessment (2020 dollars)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$227,150	\$224,489	\$215,281	\$228,882	\$227,096	\$237,706	\$237,657	\$247,000	\$307,561	\$322,271
Single-Detached	\$267,934	\$265,994	\$249,714	\$261,806	\$262,515	\$275,847	\$276,068	\$272,812	\$360,349	\$377,260
Semi-Detached	\$392,339	\$367,621	\$354,880	\$184,785	\$189,072	\$205,037	\$196,640	\$1,466,538	\$236,142	\$258,600
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	\$209,847	\$171,883	\$301,292	\$303,563	\$308,930	\$295,764	\$296,350	\$451,286	\$459,000
Manufactured Home	\$107,982	\$101,505	\$97,995	\$109,883	\$99,885	\$100,266	\$97,381	\$105,881	\$112,798	\$124,006
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$227,150	\$224,489	\$215,281	\$228,882	\$227,096	\$237,706	\$237,657	\$247,000	\$307,561	\$322,271
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$368,726	\$344,239	\$310,655	\$187,556	\$190,453	\$197,191	\$196,026	\$309,099	\$249,313	\$262,293
2 Bedroom	\$226,594	\$219,059	\$215,353	\$235,046	\$224,840	\$236,135	\$235,182	\$237,918	\$293,656	\$301,931
3+ Bedroom	\$284,159	\$286,706	\$273,170	\$291,465	\$294,013	\$302,742	\$306,826	\$254,380	\$405,102	\$442,914

Average Assessment (2020 dollars)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$259,257	\$254,046	\$249,477	\$261,586	\$259,518	\$267,375	\$267,748	\$302,605	\$337,282	\$353,724
Single-Detached	\$311,151	\$305,070	\$293,216	\$302,605	\$303,016	\$311,968	\$312,466	\$343,080	\$395,871	\$415,104
Semi-Detached	\$392,339	\$367,621	\$354,880	\$184,785	\$189,072	\$205,037	\$196,640	\$1,466,538	\$236,142	\$258,600
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	\$209,847	\$171,883	\$301,292	\$303,563	\$308,930	\$295,764	\$296,350	\$451,286	\$459,000
Manufactured Home	\$111,003	\$105,991	\$104,162	\$114,537	\$104,502	\$107,772	\$105,478	\$113,897	\$122,243	\$133,609
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$259,257	\$254,046	\$249,477	\$261,586	\$259,518	\$267,375	\$267,748	\$302,605	\$337,282	\$353,724
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$375,478	\$355,105	\$323,716	\$202,812	\$208,866	\$212,150	\$208,267	\$334,771	\$264,723	\$276,622
2 Bedroom	\$241,730	\$234,920	\$231,467	\$249,578	\$245,922	\$249,773	\$248,803	\$273,451	\$308,108	\$317,089
3+ Bedroom	\$325,175	\$322,440	\$318,162	\$334,023	\$331,203	\$340,471	\$343,218	\$335,925	\$437,667	\$478,253

Real Estate – Sales Price

HNRR Section 6 (1)(g)(i – iii)* – Source: BC Assessment

Median Sale Price (2020 dollars)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$369,152	\$248,310	\$220,276	\$233,015	\$251,170	\$358,764	\$294,798	\$309,997	\$414,152	\$398,425
Single-Detached	\$508,860	\$327,380	\$295,395	\$330,720	\$334,742	\$441,692	\$360,178	\$358,752	\$468,528	\$406,057
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	\$190,580	-	-	-	-	-	-	-	-
Manufactured Home	\$124,663	\$144,137	\$126,377	\$93,436	\$84,027	\$68,517	\$115,002	\$114,978	\$169,459	\$345,000

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$369,152	\$248,310	\$220,276	\$233,015	\$251,170	\$358,764	\$294,798	\$309,997	\$414,152	\$398,425
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$215,098	\$84,944	-	-	\$408,152	\$390,468	\$324,681	\$51,496	\$837,178	\$168,250
2 Bedroom	\$205,981	\$148,221	\$178,687	\$182,301	\$184,045	\$201,100	\$277,916	\$242,003	\$251,508	\$350,458
3+ Bedroom	\$461,090	\$342,264	\$303,454	\$290,068	\$299,620	\$453,306	\$304,533	\$365,629	\$405,943	\$476,222

Average Sale Price (2020 dollars)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$369,152	\$248,310	\$220,276	\$215,268	\$253,773	\$392,953	\$295,297	\$361,159	\$417,361	\$399,043
Single-Detached	\$508,860	\$327,380	\$295,395	\$313,119	\$336,354	\$487,692	\$360,178	\$422,704	\$472,451	\$406,764
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	\$190,580	-	-	-	-	-	-	-	-
Manufactured Home	\$124,663	\$144,137	\$126,377	\$75,482	\$88,610	\$61,368	\$116,874	\$114,978	\$169,459	\$345,000

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$369,152	\$248,310	\$220,276	\$215,268	\$253,773	\$392,953	\$295,297	\$361,159	\$417,361	\$399,043
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$215,098	\$84,944	-	-	\$408,152	\$390,468	\$324,681	\$143,555	\$837,178	\$168,250
2 Bedroom	\$205,981	\$148,221	\$178,687	\$168,337	\$187,379	\$196,334	\$278,985	\$242,003	\$251,508	\$350,458
3+ Bedroom	\$461,090	\$342,264	\$303,454	\$268,066	\$301,769	\$524,862	\$304,533	\$458,650	\$414,770	\$477,322

Real Estate – Rents

HNRR Section 6 (1)(h)(i – ii)* -- Source: CMHC

The SRD does not have a geography within the survey criteria set by CMHC.

Core Housing Need – Affordability

HNRR Section 7 (a)(i – ii) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	330	350	360	275	320	310	55	35	45
Above Affordable Threshold	35	80	45	30	50	20	0	0	20
1 person household	15	35	35	10	35	10	10	0	20
2 persons household	15	0	0	10	0	0	0	0	0
3 persons household	10	0	0	10	0	10	0	0	0
4 persons household	10	0	0	0	0	0	0	0	0
5+ persons household	0	0	0	0	0	0	0	0	0
Unaffordable Housing (%)	10.6%	22.9%	12.5%	10.9%	15.6%	6.5%	0.0%	0.0%	44.4%

Core Housing Need – Adequacy

HNRR Section 7 (a)(iii – iv) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	330	350	360	275	320	310	55	35	45
Below Adequacy Standard	30	60	30	15	60	20	10	0	10
1 person household	10	0	0	0	0	0	0	0	0
2 persons household	15	0	15	0	0	10	10	0	10
3 persons household	0	0	0	10	0	10	0	0	0
4 persons household	10	0	0	0	0	0	0	0	0
5+ persons household	0	0	0	0	0	0	0	0	10
Inadequate Housing (%)	9.1%	17.1%	8.3%	5.5%	18.8%	6.5%	18.2%	0.0%	22.2%

Core Housing Need – Suitability

HNRR Section 7 (a)(v – vi) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	330	350	360	275	320	310	55	35	45
Below Suitability Standard	15	0	0	10	0	0	0	0	0
1 Person	0	0	0	0	0	0	0	0	0
2 Persons	10	0	0	0	0	0	10	0	0
3 Persons	0	0	0	10	0	0	0	0	0
4 Persons	0	0	0	0	0	0	0	0	0
5+ Persons	10	0	0	0	0	0	10	0	0
Unsuitable Housing (%)	4.5%	0.0%	0.0%	3.6%	0.0%	0.0%	0.0%	0.0%	0.0%

Core Housing Need

HNRR Section 8 (1)(a)(i – ii) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	330	355	360	270	320	305	55	30	45
Household not in CHN	305	265	305	250	265	280	50	0	20
Household in CHN	25	85	50	20	55	30	0	0	30
1 Person	10	10	35	0	15	15	0	0	20
2 Persons	15	0	15	10	0	10	0	0	10
3 Persons	0	20	0	0	20	10	0	0	0
4 Persons	10	0	0	0	0	0	0	0	0
5+ Persons	10	0	0	0	0	0	0	0	0
Household in CHN (%)	7.6%	23.9%	13.9%	7.4%	17.2%	9.8%	0.0%	0.0%	66.7%

Extreme Core Housing Need

HNRR Section 8 (1)(a)(iii – iv) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	330	355	360	270	320	305	55	30	45
Household not in ECHN	330	320	340	260	320	295	55	30	35
Household in ECHN	0	35	20	10	0	10	0	0	10
1 person household	10	0	20	0	0	10	0	0	10
2 persons household	0	0	0	0	0	0	0	0	0
3 persons household	0	0	0	0	0	0	0	0	0
4 persons household	10	0	0	10	0	0	0	0	0
5+ persons household	0	0	0	0	0	0	0	0	0
Household in ECHN (%)	0.0%	9.9%	5.6%	3.7%	0.0%	3.3%	0.0%	0.0%	22.2%

Housing Units Demanded

Local Government Act: 585.3 (c)(i – ii); VC: 574.3(c)(i – ii)

Source: Statistics Canada, BC Stats

Demand	2011	2016	2021	2022	2023	2024	2025	2026	5yr Δ	2027	2028	2029	2030	2031	5yr Δ
No Bed		10	10	10	10	10	10	10	0%	10	10	10	10	10	0%
1 Bed		30	30	30	30	30	30	35	17%	35	35	35	35	35	0%
2 Bed		115	120	120	120	120	120	130	8%	130	130	130	130	135	4%
3 Bed		160	165	165	165	165	165	175	6%	180	185	190	195	190	9%
4+ Bed		65	75	75	75	75	75	85	13%	85	85	85	85	90	6%
Total		370	390	400	410	420	430	435	12%	440	445	450	455	455	5%

2. ELECTORAL AREA B – Cortes Island

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Historical & Anticipated Population & Households

Housing Needs Report Regulation (HNRR) Section 3 (1)(a)(i – iv), (1)(b), & (2)(a –g)* Source: Statistics Canada, BC Stats

Population	2011	2016	2021	2022	2023	2024	2025	2026	5yr Δ	2027	2028	2029	2030	2031	5yr Δ
< 15 yrs	160	135	110	105	100	95	90	95	-14%	95	95	95	95	105	11%
15 to 19 yrs	25	35	45	40	35	30	25	20	-56%	20	20	20	20	25	25%
20 to 24 yrs	20	35	25	30	35	40	45	55	120%	50	45	40	35	30	-45%
25 to 64 yrs	590	575	550	545	540	535	530	520	-5%	515	510	505	500	505	-3%
65 to 84 yrs	210	275	360	365	370	375	380	380	6%	385	390	395	400	410	8%
85+ yrs	15	15	20	20	20	20	20	20	0%	25	30	35	40	35	75%
Total	1,020	1,070	1,100	1,100	1,100	1,100	1,100	1,095	0%	1,095	1,095	1,095	1,095	1,105	1%

	2011	2016	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
< 15 yrs	16%	13%	10%	10%	9%	9%	8%	9%	9%	9%	9%	9%	10%
15 to 19 yrs	2%	3%	4%	4%	3%	3%	2%	2%	2%	2%	2%	2%	2%
20 to 24 yrs	2%	3%	2%	3%	3%	4%	4%	5%	5%	4%	4%	3%	3%
25 to 64 yrs	58%	54%	50%	50%	49%	49%	48%	47%	47%	47%	46%	46%	46%
65 to 84 yrs	21%	26%	33%	33%	34%	34%	35%	35%	35%	36%	36%	37%	37%
85+ yrs	1%	1%	2%	2%	2%	2%	2%	2%	2%	3%	3%	4%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Households	2011	2016	2021	2022	2023	2024	2025	2026	5yr Δ	2027	2028	2029	2030	2031	5yr Δ
<25		10	10	10	10	10	10	10	0%	10	10	10	10	10	0%
25-34		30	25	25	25	25	25	25	0%	30	35	40	45	40	60%
35-44		65	55	55	55	55	55	45	-18%	45	45	45	45	40	-11%
45-54		100	90	90	90	90	90	100	11%	95	90	85	80	75	-25%
55-64		120	125	125	125	125	125	125	0%	125	125	125	125	115	-8%
65-74		165	190	185	180	175	170	175	-8%	180	185	190	195	200	14%
75+		45	70	75	80	85	90	100	43%	100	100	100	100	110	10%
Total		535	560	565	570	575	580	580	4%	580	580	580	580	590	2%

	2011	2016	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<25		2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
25-34		6%	4%	4%	4%	4%	4%	4%	5%	6%	7%	8%	7%
35-44		12%	10%	10%	10%	10%	9%	8%	8%	8%	8%	8%	7%
45-54		19%	16%	16%	16%	16%	16%	17%	16%	16%	15%	14%	13%
55-64		22%	22%	22%	22%	22%	22%	22%	22%	22%	22%	22%	19%
65-74		31%	34%	33%	32%	30%	29%	30%	31%	32%	33%	34%	34%
75+		8%	13%	13%	14%	15%	16%	17%	17%	17%	17%	17%	19%
Total		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Indigenous Identity

Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	1,025	1,195	1,070	720	840	710	305	350	365
Indigenous Identity	25	0	75	25	0	45	0	0	35
Non-Indigenous Identity	1,000	1,185	995	700	830	670	300	350	325

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	100%	100%	100%	100%	100%	100%	100%	100%	100%
Indigenous Identity	2%	0%	7%	3%	0%	6%	0%	0%	10%
Non-Indigenous Identity	98%	99%	93%	97%	99%	94%	98%	100%	89%

Mobility

HNRR Section 3 (1)(a)(x) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	1,000	1,190	1,060	705	840	710	290	350	350
Non-Mover	800	1,035	790	640	740	595	160	295	195
Mover	200	155	270	70	100	115	130	50	155
Non-Migrant	110	50	85	40	0	25	75	50	60
Migrants	90	105	180	25	100	85	60	0	100
Internal Migrants	80	100	170	25	100	80	50	0	85
Intraprovincial Migrant	75	100	135	25	100	65	40	0	65
Interprovincial Migrant	0	0	35	0	0	20	10	0	25
External Migrant	10	0	10	0	0	0	10	0	15

Private Household Size

HNRR Section 3 (1)(v – viii) – Source: Statistics Canada

	Total			'16 % Total	Owners			Renters			Renter %		
	2006	2011	2016		2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Private HHs	495	555	535	100%	365	380	350	130	170	185	26%	31%	35%
1 person	185	215	240	44.9%	145	130	130	40	85	110	22%	40%	46%
2 persons	160	185	200	37.4%	140	150	165	25	35	30	16%	19%	15%
3 persons	75	60	30	5.6%	40	35	15	30	0	10	40%	0%	33%
4 persons	60	40	15	2.8%	30	30	0	30	0	0	50%	0%	0%
5+ persons	10	55	55	10.3%	15	35	30	0	0	30	0%	0%	55%
Average HH Size	2.1	2.2	2.0		2.0	2.2	2.0	2.3	2.1	2.0	-	-	-

Household Maintainers

Source: Statistics Canada

				Total 10yr Δ	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total HHs	490	555	535	9%	365	385	350	130	175	185
15 - 24 yrs	0	0	10	-	0	0	0	0	0	10
25 - 34 yrs	60	60	30	-50%	20	0	0	40	40	30
35 - 44 yrs	85	145	65	-24%	45	90	25	40	60	35
45 - 54 yrs	90	85	100	11%	70	60	70	20	0	35
55 - 64 yrs	165	150	120	-27%	135	110	90	30	35	30
65 - 74 yrs	70	60	165	136%	70	50	135	10	0	25
75 - 84 yrs	20	50	20	0%	25	50	15	0	0	10
85+ yrs	0	0	25	-	0	0	15	0	0	10

Owners w/ Mortgages & Renters in Subsidized Housing

HNRR Section 3 (1)(ix) – Source: Statistics Canada

	2006	2011	2016
Owners	360	375	335
w/ Mortgage (#)	105	170	120
w/ Mortgage (%)	29%	45%	36%
Renters	130	170	180
Subsidised (#)	0	0	20
Subsidied (%)	0%	0%	11%

Household Income

HNRR Section 4(a – e)* -- Source: Statistics Canada

	Total			% of Total	Owners			% of Total	Renters			% of Total
	2005	2010	2015		2005	2010	2015		2005	2010	2015	
Total Household	490	555	535	100.0%	365	385	350	100.0%	130	175	185	100.0%
< \$5,000	20	0	0	0.0%	15	0	0	0.0%	0	0	0	0.0%
\$5,000 - \$9,999	45	0	20	3.7%	20	0	0	0.0%	25	0	10	5.4%
\$10,000 - \$14,999	45	30	65	12.1%	30	0	25	7.1%	15	0	35	18.9%
\$15,000 - \$19,999	50	25	45	8.4%	40	20	30	8.6%	10	0	15	8.1%
\$20,000 - \$24,999	65	0	40	7.5%	55	0	25	7.1%	10	0	15	8.1%
\$25,000 - \$29,999	45	65	25	4.7%	25	35	20	5.7%	15	0	10	5.4%
\$30,000 - \$34,999	25	55	40	7.5%	15	50	15	4.3%	10	0	25	13.5%
\$35,000 - \$39,999	40	15	50	9.3%	30	0	25	7.1%	15	0	25	13.5%
\$40,000 - \$44,999	25	30	25	4.7%	15	25	20	5.7%	10	0	0	0.0%
\$45,000 - \$49,999	20	0	15	2.8%	15	0	15	4.3%	0	0	0	0.0%
\$50,000 - \$59,999	15	30	40	7.5%	10	0	40	11.4%	0	20	0	0.0%
\$60,000 - \$69,999	35	95	30	5.6%	30	70	25	7.1%	0	0	10	5.4%
\$70,000 - \$79,999	15	55	15	2.8%	15	55	15	4.3%	0	0	10	5.4%
\$80,000 - \$89,999	20	30	25	4.7%	15	0	25	7.1%	0	0	10	5.4%
\$90,000 - \$99,999	0	15	35	6.5%	0	15	25	7.1%	0	0	10	5.4%
\$100,000+	25	65	60	11.2%	20	65	50	14.3%	0	0	15	8.1%
\$100,000 - \$124,999	25	15	20	3.7%	20	15	15	4.3%	0	0	10	5.4%
\$125,000 - \$149,999	0	0	10	1.9%	0	0	10	2.9%	0	0	0	0.0%
\$150,000 - \$199,999	0	0	15	2.8%	0	0	10	2.9%	0	0	10	5.4%
\$200,000+	0	0	15	2.8%	0	0	20	5.7%	0	0	0	0.0%
Median Income	\$27,683	\$54,525	\$38,108		\$27,733	\$61,240	\$49,531		\$23,431	\$31,115	\$32,391	
Average Income	\$35,245	\$60,529	\$55,413		\$38,870	\$68,561	\$62,826		\$24,935	\$42,553	\$41,206	

* smaller income brackets shown in the report for readability

Labour Force

HNRR Section 5(a) & Section 7(b – c) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population (15+ yrs)	830	960	935	630	710	640	200	250	300
In Labour Force	535	600	535	405	395	320	130	205	220
Employed	465	555	505	345	380	300	115	175	210
Unemployed	70	45	35	55	15	20	10	0	15
Not In Labour Force	295	360	400	230	315	320	65	45	75
Participation Rate (%)	64.5	62.2	57.8	63.5	55.6	50.0	65.0	82.0	73.3
Employment Rate (%)	56.0	57.0	53.5	55.6	53.5	46.1	60.0	68.0	68.3
Unemployment Rate (%)	13.1	7.5	6.5	13.8	3.8	6.2	7.7	0.0	6.8

NAICS Industry Employment

HNRR Section 5(b) – Source: Statistics Canada

	Total			'16 % of Total	Owners			Renters			Renter Share
	2006	2011	2016		2006	2011	2016	2006	2011	2016	
Labour Force	525	590	530	100.0%	390	390	315	130	205	215	41%
Agriculture, Forestry, Fishing, & Hunting	65	25	75	14.2%	45	20	40	20	0	35	47%
Mining, Quarrying, and Oil & Gas Extract	0	0	10	1.9%	0	0	15	0	0	0	0%
Utilities	0	0	0	0.0%	0	0	0	0	0	0	-
Construction	95	110	65	12.3%	90	85	55	10	0	0	0%
Manufacturing	25	0	15	2.8%	20	0	10	10	0	10	50%
Wholesale trade	0	0	0	0.0%	0	0	0	0	0	0	-
Retail trade	35	65	45	8.5%	30	15	10	0	0	35	78%
Transportation & Warehousing	35	50	25	4.7%	40	45	20	0	0	0	0%
Information & Cultural Industries	15	0	15	2.8%	0	0	15	15	0	0	0%
Finance & Insurance	0	0	0	0.0%	0	0	0	0	0	0	-
Real Estate and Rental & Leasing	0	0	0	0.0%	0	0	0	0	0	0	-
Professional, Scientific, & Technical Ser	20	15	25	4.7%	15	15	15	0	0	10	40%
Management of Companies & Enterprise	0	0	0	0.0%	0	0	0	0	0	0	-
Administrative & Support, Waste Manage	50	65	70	13.2%	30	0	45	25	35	25	36%
Educational Services	100	55	30	5.7%	85	20	15	10	35	10	40%
Health Care & Social Assistance	15	10	60	11.3%	10	10	30	0	0	30	50%
Arts, Entertainment, & Recreation	0	30	20	3.8%	0	25	20	0	0	0	0%
Accommodation & Food Services	50	100	30	5.7%	10	95	15	40	0	15	50%
Other Services (excl. Public Administrati	20	0	25	4.7%	10	0	0	10	0	20	100%
Public Administration	0	0	20	3.8%	0	0	0	0	0	20	100%

Commuting

HNRR Section 7(d – g) – Source: Statistics Canada

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Usual Workers	245	335	190	100%	170	195	80	70	135	115
Commute within Community	185	300	165	86.8%	140	160	65	40	140	100
Commute within SRD	50	20	15	7.9%	30	20	10	20	0	10
Commute within Province	0	10	10	5.3%	0	15	10	0	0	0
Commute outside of Province	10	0	0	0.0%	0	0	0	0	0	0

Housing – Structural Types

HNRR Section 6 (1)(a – b) – Source: Statistics Canada

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Occupied Dwellings	495	550	535	100%	365	385	350	130	170	180
Single-Detached	445	540	495	92.5%	335	365	340	110	170	155
Apartment (5+)	0	0	0	0.0%	0	0	0	0	0	0
Other	20	0	15	2.8%	10	0	0	10	0	20
<i>Semi-Detached</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Row House</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Duplex</i>	20	0	10	1.9%	10	0	0	10	0	10
<i>Apartment</i>	0	0	10	1.9%	0	0	0	0	0	0
<i>Other single-attached</i>	0	0	0	0.0%	0	0	0	0	0	0
Movable	30	0	20	3.7%	25	0	15	10	0	10

Housing – Unit Size

HNRR Section 6 (1)(c) – Source: Statistics Canada

	Total				Owners			Renters		
	2006	2011	2016	'16 % of Total	2006	2011	2016	2006	2011	2016
Total Dwellings	490	555	535	100%	365	385	355	130	175	185
No bedroom	40	0	0	0.0%	40	0	0	10	0	0
1 bedroom	125	170	160	29.9%	60	110	60	70	60	105
2 bedroom	175	130	170	31.8%	155	105	145	25	30	30
3+ bedroom	145	230	195	36.4%	110	155	155	30	50	50

Housing – Date Built

HNRR Section 6 (1)(c) – Source: Statistics Canada

	Total				Owners				Renters			
	2006	2011	2016	'16 % of Total	2006	2011	2016	'16 % of Total	2006	2011	2016	'16 % of Total
Total Dwellings	495	555	535	100%	365	380	350	100%	125	170	180	100%
< 1960	50	50	60	11.2%	40	20	30	8.6%	10	0	30	16.7%
1961 to 1980	110	140	110	20.6%	80	110	75	21.4%	25	30	40	22.2%
1981 to 1990	135	55	115	21.5%	85	35	80	22.9%	50	20	35	19.4%
1991 to 2000	155	110	95	17.8%	120	80	60	17.1%	35	35	30	16.7%
2001 to 2010	45	195	115	21.5%	35	135	75	21.4%	0	55	30	16.7%
2011 to 2016	0	0	45	8.4%	0	0	35	10.0%	0	0	10	5.6%

Housing – Subsidized

HNRR Section 6 (1)(e) – Source: BC Housing

No subsidized unit inventory available in the SRD electoral areas.

Housing – Rental Vacancy (%)

HNRR Section 6 (1)(i – j) * – Source: CMHC

The SRD does not have a geography within the survey criteria set by CMHC.

Housing – Primary Rental Universe

HNRR Section 6 (1)(k)(i) – Source: CMHC *The SRD does not have a geography within the survey criteria set by CMHC.*

Housing – Secondary Rental Universe

HNRR Section 6 (1)(k)(ii) – Source: Statistics Canada, CMHC

No primary rental market data available for rural Strathcona Regional District communities. All rented dwellings listed in the “Structural Type” table are assumed to be secondary market rentals.

Housing – Short Term Rentals

HNRR Section 6 (1)(k)(iii)

	2016	2017	2018	2019	2020	2021	2022
Total Listings	231	734	941	940	905	790	127
Available Days	4,684	13,861	14,311	10,913	7,863	5,697	819
Reservation Days	891	4,226	5,260	5,534	3,255	4,405	350
Occupancy Rate	16%	23%	27%	34%	29%	44%	30%

Total Annual Revenue	\$95,445	\$582,383	\$677,603	\$747,776	\$502,514	\$721,111	\$41,242
Average Annual Revenue	\$2,328	\$7,466	\$7,365	\$8,595	\$5,710	\$8,794	\$644

Total Commercial Properties	23	50	47	37	29	34	20
Total Unique Properties	41	78	92	87	88	82	64
% Commercial	56%	64%	51%	43%	33%	41%	31%

Entire home/apt	26	57	70	75	76	77	60
Hotel room	0	0	0	0	0	0	0
Private room	10	16	17	10	10	5	4
Shared room	5	5	5	2	2	0	0
Total	41	78	92	87	88	82	64

Housing – Cooperative Housing

HNRR Section 6 (1)(l) – Source: Coop Housing Federation of BC

The rural community does not have cooperative housing.

Housing – Post-secondary Housing

HNRR Section 6 (1)(o) – Source: AEST

The rural community does not have cooperative housing.

Housing – Shelter Beds

HNRR Section 6 (1)(p) – Source: BC Housing

The rural community houses or shelters 0 homeless people based on BC Housing data.

Housing – Non-Market Housing

Source: BC Housing

Emergency Shelter & Housing for the Homeless				Transitional Supported & Assisted Living				Independent Social Housing			Rent Assistance in Private Market				TOTAL
Homeless Housed	Homeless Rent Support	Homeless Shelters	Subtotal	Supportive Seniors Housing	Special Needs	Women & Children Fleeing Violence	Subtotal	Low Income Families	Low Income Seniors	Subtotal	Families	Seniors	Canada Housing Benefit	Subtotal	
0	0	0	0	XX	XX	XX	4	0	6	6	XX	XX	XX	8	18

Housing – Starts & Demolitions

HNR Section 6 (1)(m)(i – iv)* -- Source: Local Government

No housing start / demolition information is available for the electoral area.

Housing – Registered New Homes

HNR Section 6 (1)(m)(i – iv) – Source: BC Stats

No data available specifically for the electoral area.

Real Estate – Assessment

HNR Section 6 (1)(f)(i – iii) – Source: BC Assessment

Median Assessment (2020 dollars)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$436,566	\$427,447	\$427,912	\$378,887	\$383,565	\$379,668	\$410,642	\$403,727	\$432,065	\$466,389
Single-Detached	\$440,760	\$431,416	\$431,845	\$381,574	\$386,368	\$382,350	\$415,316	\$407,440	\$436,094	\$470,617
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	\$421,774	\$438,851	\$442,337	\$460,014	\$445,925	\$449,653	\$464,007	\$492,186	\$551,809	\$582,000
Manufactured Home	\$233,278	\$216,235	\$217,600	\$206,411	\$209,199	\$208,682	\$213,750	\$236,009	\$238,296	\$265,171
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$436,566	\$427,447	\$427,912	\$378,887	\$383,565	\$379,668	\$410,642	\$403,727	\$432,065	\$466,389
0 Bedroom	\$352,936	\$347,039	\$348,192	\$336,378	\$351,006	\$690,787	\$637,965	\$356,949	\$590,335	\$644,362
1 Bedroom	\$680,073	\$663,508	\$673,119	\$331,606	\$336,477	\$333,927	\$386,988	\$451,606	\$393,034	\$432,338
2 Bedroom	\$516,899	\$506,848	\$506,827	\$459,005	\$463,836	\$457,891	\$498,548	\$425,072	\$557,937	\$604,634
3+ Bedroom	\$559,758	\$556,770	\$554,666	\$522,615	\$526,814	\$516,343	\$538,425	\$418,379	\$524,427	\$563,203

Average Assessment (2020 dollars)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$488,291	\$478,018	\$480,641	\$430,901	\$432,004	\$428,848	\$459,364	\$475,399	\$477,540	\$520,422
Single-Detached	\$493,748	\$483,038	\$485,664	\$434,527	\$435,547	\$432,152	\$464,916	\$480,524	\$482,316	\$525,578
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	\$421,774	\$438,851	\$442,337	\$460,014	\$445,925	\$449,653	\$464,007	\$492,186	\$551,809	\$582,000
Manufactured Home	\$234,954	\$224,231	\$226,229	\$219,588	\$228,931	\$235,600	\$236,183	\$258,993	\$260,784	\$290,153
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$488,291	\$478,018	\$480,641	\$430,901	\$432,004	\$428,848	\$459,364	\$475,399	\$477,540	\$520,422
0 Bedroom	\$352,936	\$347,039	\$348,192	\$336,378	\$351,006	\$690,787	\$637,965	\$342,765	\$581,785	\$626,648
1 Bedroom	\$712,281	\$698,787	\$716,779	\$381,624	\$382,030	\$378,912	\$415,503	\$573,494	\$429,005	\$471,255
2 Bedroom	\$576,755	\$565,540	\$565,142	\$511,482	\$516,234	\$511,067	\$559,310	\$487,804	\$611,095	\$670,148
3+ Bedroom	\$606,947	\$599,161	\$596,669	\$565,187	\$563,919	\$554,412	\$580,934	\$474,003	\$560,108	\$604,405

Real Estate – Sales Price

HNR Section 6 (1)(g)(i – iii)* – Source: BC Assessment

Median Sale Price (2020 dollars)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$300,263	\$362,958	\$766,107	\$288,899	\$401,163	\$501,080	\$412,381	\$431,961	\$458,888	\$794,581
Single-Detached	\$325,335	\$362,958	\$816,048	\$298,056	\$414,091	\$508,547	\$438,443	\$431,961	\$458,888	\$794,581
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$99,682	-	\$316,638	\$206,484	\$284,809	\$344,272	\$125,700	-	-	-

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$300,263	\$362,958	\$766,107	\$288,899	\$401,163	\$501,080	\$412,381	\$431,961	\$458,888	\$794,581
0 Bedroom	-	\$381,160	-	-	-	\$2,089,827	-	-	-	-
1 Bedroom	\$152,361	\$234,141	\$440,700	\$308,163	\$281,498	\$364,875	\$322,184	\$543,595	\$505,848	\$1,081,000
2 Bedroom	\$338,066	\$240,893	\$767,284	\$205,368	\$441,030	\$337,672	\$481,405	\$408,174	\$417,830	\$744,256
3+ Bedroom	\$554,952	\$558,672	\$1,251,274	\$366,035	\$421,128	\$554,423	\$417,655	\$410,912	\$496,996	\$770,600

Average Sale Price (2020 dollars)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$300,263	\$366,380	\$766,107	\$288,899	\$401,163	\$495,581	\$486,762	\$497,590	\$458,888	\$1,020,616
Single-Detached	\$325,335	\$366,380	\$816,048	\$298,056	\$414,091	\$502,786	\$519,586	\$497,590	\$458,888	\$1,020,616
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$99,682	-	\$316,638	\$206,484	\$284,809	\$344,272	\$125,700	-	-	-

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$300,263	\$366,380	\$766,107	\$288,899	\$401,163	\$495,581	\$486,762	\$497,590	\$458,888	\$1,020,616
0 Bedroom	-	\$381,160	-	-	-	\$2,089,827	-	-	-	-
1 Bedroom	\$152,361	\$250,114	\$440,700	\$308,163	\$281,498	\$364,875	\$430,269	\$543,595	\$505,848	\$1,081,000
2 Bedroom	\$338,066	\$240,893	\$767,284	\$205,368	\$441,030	\$326,184	\$481,405	\$470,642	\$417,830	\$1,146,094
3+ Bedroom	\$554,952	\$558,672	\$1,251,274	\$366,035	\$421,128	\$552,223	\$520,987	\$503,917	\$496,996	\$770,600

Real Estate – Rents

HNRR Section 6 (1)(h)(i – ii)* -- Source: CMHC

The SRD does not have a geography within the survey criteria set by CMHC.

Core Housing Need – Affordability

HNRR Section 7 (a)(i – ii) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	460	540	500	345	370	325	115	170	180
Above Affordable Threshold	130	55	135	65	25	50	65	30	85
1 person household	40	30	105	30	0	40	15	20	70
2 persons household	25	15	10	0	0	10	20	0	0
3 persons household	40	0	10	20	0	10	20	0	0
4 persons household	25	0	0	0	0	0	20	0	0
5+ persons household	10	0	10	0	0	0	0	0	10
Unaffordable Housing (%)	28.3%	10.2%	27.0%	18.8%	6.8%	15.4%	56.5%	17.6%	47.2%

Core Housing Need – Adequacy

HNRR Section 7 (a)(iii – iv) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	460	540	500	345	370	325	115	170	180
Below Adequacy Standard	55	65	30	35	15	15	15	50	10
1 person household	20	0	20	15	0	15	0	0	10
2 persons household	15	0	0	0	0	0	10	0	0
3 persons household	15	0	0	10	0	0	0	0	0
4 persons household	0	0	0	0	0	0	0	0	0
5+ persons household	0	0	0	0	0	0	0	0	10
Inadequate Housing (%)	12.0%	12.0%	6.0%	10.1%	4.1%	4.6%	13.0%	29.4%	5.6%

Core Housing Need – Suitability

HNRR Section 7 (a)(v – vi) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	460	540	500	345	370	325	115	170	180
Below Suitability Standard	60	15	35	20	15	10	35	0	25
1 Person	0	0	0	0	0	0	0	0	0
2 Persons	15	0	15	10	0	0	0	0	15
3 Persons	30	0	10	10	0	0	20	0	0
4 Persons	20	0	0	0	0	0	20	0	0
5+ Persons	0	0	10	0	0	0	0	0	0
Unsuitable Housing (%)	13.0%	2.8%	7.0%	5.8%	4.1%	3.1%	30.4%	0.0%	13.9%

Core Housing Need

HNRR Section 8 (1)(a)(i – ii) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	460	535	505	345	375	325	115	165	180
Household not in CHN	280	470	390	260	345	285	25	125	105
Household in CHN	175	65	110	85	25	40	90	40	75
1 Person	45	40	90	30	0	35	15	30	55
2 Persons	35	0	0	20	0	0	15	0	10
3 Persons	60	0	0	25	0	0	30	0	10
4 Persons	30	0	0	10	0	0	25	0	0
5+ Persons	0	0	10	0	0	10	0	0	0
Household in CHN (%)	38.0%	12.1%	21.8%	24.6%	6.7%	12.3%	78.3%	24.2%	41.7%

Extreme Core Housing Need

HNRR Section 8 (1)(a)(iii – iv) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	460	535	505	345	375	325	115	165	180
Household not in ECHN	400	505	475	315	375	310	75	165	160
Household in ECHN	60	30	30	30	0	15	40	0	20
1 person household	30	0	25	25	0	15	10	0	15
2 persons household	15	0	0	0	0	0	20	0	0
3 persons household	10	0	0	0	0	0	15	0	0
4 persons household	0	0	0	10	0	0	0	0	0
5+ persons household	0	0	10	0	0	0	0	0	0
Household in ECHN (%)	13.0%	5.6%	5.9%	8.7%	0.0%	4.6%	34.8%	0.0%	11.1%

Housing Units Demanded

Local Government Act: 585.3 (c)(i – ii); VC: 574.3(c)(i – ii)

Source: Statistics Canada, BC Stats

Demand	2011	2016	2021	2022	2023	2024	2025	2026	5yr Δ	2027	2028	2029	2030	2031	5yr Δ
No Bed		20	15	15	15	15	15	15	0%	15	15	15	15	15	0%
1 Bed		260	190	190	190	190	190	195	3%	195	195	195	195	200	3%
2 Bed		180	165	165	165	165	165	170	3%	170	170	170	170	175	3%
3 Bed		140	135	135	135	135	135	135	0%	135	135	135	135	140	4%
4+ Bed		75	65	65	65	65	65	65	0%	65	65	65	65	60	-8%
Total		535	560	565	570	575	580	580	4%	580	580	580	580	590	2%

3. ELECTORAL AREA C – Discovery Islands – Mainland Inlets

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Historical & Anticipated Population & Households

Housing Needs Report Regulation (HNRR) Section 3 (1)(a)(i – iv), (1)(b), & (2)(a – g)* Source: Statistics Canada, BC Stats

Population	2011	2016	2021	2022	2023	2024	2025	2026	5yr Δ	2027	2028	2029	2030	2031	5yr Δ
< 15 yrs	325	260	315	310	305	300	295	295	-6%	285	275	265	255	245	-17%
15 to 19 yrs	155	90	70	75	80	85	90	90	29%	95	100	105	110	110	22%
20 to 24 yrs	100	100	75	70	65	60	55	45	-40%	50	55	60	65	65	44%
25 to 64 yrs	1,580	1,380	1,360	1,345	1,330	1,315	1,300	1,285	-6%	1,275	1,265	1,255	1,245	1,235	-4%
65 to 84 yrs	450	665	970	995	1,020	1,045	1,070	1,095	13%	1,085	1,075	1,065	1,055	1,050	-4%
85+ yrs	20	35	45	50	55	60	65	60	33%	70	80	90	100	120	100%
Total	2,625	2,530	2,835	2,840	2,845	2,850	2,855	2,870	1%	2,860	2,850	2,840	2,830	2,825	-2%

	2011	2016	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
< 15 yrs	12%	10%	11%	11%	11%	11%	10%	10%	10%	10%	9%	9%	9%
15 to 19 yrs	6%	4%	2%	3%	3%	3%	3%	3%	3%	4%	4%	4%	4%
20 to 24 yrs	4%	4%	3%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
25 to 64 yrs	60%	55%	48%	47%	47%	46%	46%	45%	45%	44%	44%	44%	44%
65 to 84 yrs	17%	26%	34%	35%	36%	37%	37%	38%	38%	38%	38%	37%	37%
85+ yrs	1%	1%	2%	2%	2%	2%	2%	2%	2%	3%	3%	4%	4%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Households	2011	2016	2021	2022	2023	2024	2025	2026	5yr Δ	2027	2028	2029	2030	2031	5yr Δ
<25		0	0	0	0	0	0	0	-	0	0	0	0	0	-
25-34		75	90	90	90	90	90	80	-11%	75	70	65	60	55	-31%
35-44		155	195	195	195	195	195	200	3%	200	200	200	200	200	0%
45-54		195	180	185	190	195	200	215	19%	220	225	230	235	240	12%
55-64		315	250	240	230	220	210	200	-20%	200	200	200	200	190	-5%
65-74		350	465	465	465	465	465	455	-2%	435	415	395	375	355	-22%
75+		85	145	165	185	205	225	240	66%	255	270	285	300	325	35%
Total		1,175	1,330	1,340	1,350	1,360	1,370	1,390	5%	1,385	1,380	1,375	1,370	1,365	-2%

	2011	2016	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<25		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
25-34		6%	7%	7%	7%	7%	7%	6%	5%	5%	5%	4%	4%
35-44		13%	15%	15%	14%	14%	14%	14%	14%	14%	15%	15%	15%
45-54		17%	14%	14%	14%	14%	15%	15%	16%	16%	17%	17%	18%
55-64		27%	19%	18%	17%	16%	15%	14%	14%	14%	15%	15%	14%
65-74		30%	35%	35%	34%	34%	34%	33%	31%	30%	29%	27%	26%
75+		7%	11%	12%	14%	15%	16%	17%	18%	20%	21%	22%	24%
Total		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Indigenous Identity

Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	2,395	2,305	2,365	1,875	1,780	1,830	515	525	530
Indigenous Identity	75	65	105	45	45	45	30	25	65
Non-Indigenous Identity	2,320	2,240	2,255	1,835	1,740	1,785	485	500	470

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	100%	100%	100%	100%	100%	100%	100%	100%	100%
Indigenous Identity	3%	3%	4%	2%	3%	2%	6%	5%	12%
Non-Indigenous Identity	97%	97%	95%	98%	98%	98%	94%	95%	89%

Mobility

HNRR Section 3 (1)(a)(x) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	2,375	2,295	2,340	1,860	1,775	1,820	515	525	520
Non-Mover	2,100	2,040	2,120	1,710	1,650	1,705	385	385	420
Mover	270	260	220	145	125	120	125	135	105
Non-Migrant	105	90	110	60	30	35	45	60	75
Migrants	170	170	115	85	95	85	80	75	30
Internal Migrants	165	160	105	90	90	75	80	70	25
Intraprovincial Migrant	110	110	95	40	45	65	75	65	30
Interprovincial Migrant	60	50	0	45	45	10	10	0	0
External Migrant	0	0	10	0	0	10	0	0	0

Private Household Size

HNRR Section 3 (1)(v – viii) – Source: Statistics Canada

	Total			'16 % Total	Owners			Renters			Renter %		
	2006	2011	2016		2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Private HHs	1,110	1,155	1,170	100%	825	895	905	285	255	265	26%	22%	23%
1 person	330	375	360	30.8%	180	260	250	145	115	110	44%	31%	31%
2 persons	495	545	560	47.9%	410	490	470	85	60	90	17%	11%	16%
3 persons	140	105	135	11.5%	110	65	110	30	45	25	21%	43%	19%
4 persons	85	110	85	7.3%	70	65	55	15	40	25	18%	36%	29%
5+ persons	60	15	30	2.6%	50	15	15	10	0	10	17%	0%	33%
Average HH Size	2.2	2.0	2.0		2.3	2.0	2.0	1.8	2.0	2.0	-	-	-

Household Maintainers

Source: Statistics Canada

				Total 10yr Δ	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total HHs	1,110	1,150	1,170	5%	820	890	905	285	255	265
15 - 24 yrs	30	45	0	-100%	10	0	0	25	0	0
25 - 34 yrs	85	140	75	-12%	50	50	25	35	90	50
35 - 44 yrs	180	65	155	-14%	105	45	115	75	25	40
45 - 54 yrs	310	235	195	-37%	255	195	145	60	40	45
55 - 64 yrs	345	390	315	-9%	275	330	255	65	55	60
65 - 74 yrs	95	210	350	268%	80	200	305	20	0	40
75 - 84 yrs	55	60	55	0%	55	55	45	0	0	10
85+ yrs	10	15	30	200%	10	15	15	10	0	20

Owners w/ Mortgages & Renters in Subsidized Housing

HNRR Section 3 (1)(ix) – Source: Statistics Canada

	2006	2011	2016
Owners	815	890	895
w/ Mortgage (#)	395	365	345
w/ Mortgage (%)	48%	41%	39%
Renters	285	260	265
Subsidised (#)	0	0	10
Subsidied (%)	0%	0%	4%

Household Income

HNRR Section 4(a – e)* -- Source: Statistics Canada

	Total			% of Total	Owners			% of Total	Renters			% of Total
	2005	2010	2015		2005	2010	2015		2005	2010	2015	
Total Household	1105	1150	1170	100.0%	820	895	905	100.0%	285	255	270	100.0%
< \$5,000	40	20	20	1.7%	30	10	15	1.7%	15	0	0	0.0%
\$5,000 - \$9,999	35	40	20	1.7%	25	25	15	1.7%	15	0	10	3.7%
\$10,000 - \$14,999	100	40	70	6.0%	40	25	45	5.0%	55	0	25	9.3%
\$15,000 - \$19,999	55	50	85	7.3%	30	30	50	5.5%	20	20	40	14.8%
\$20,000 - \$24,999	65	60	105	9.0%	50	30	70	7.7%	15	35	35	13.0%
\$25,000 - \$29,999	50	35	55	4.7%	25	25	50	5.5%	25	0	10	3.7%
\$30,000 - \$34,999	75	65	115	9.8%	40	50	80	8.8%	30	0	35	13.0%
\$35,000 - \$39,999	40	60	40	3.4%	30	50	25	2.8%	10	15	10	3.7%
\$40,000 - \$44,999	85	60	50	4.3%	60	65	35	3.9%	25	0	15	5.6%
\$45,000 - \$49,999	30	65	60	5.1%	25	45	45	5.0%	10	0	10	3.7%
\$50,000 - \$59,999	75	90	100	8.5%	60	70	70	7.7%	10	0	35	13.0%
\$60,000 - \$69,999	95	140	75	6.4%	90	95	70	7.7%	10	45	10	3.7%
\$70,000 - \$79,999	45	80	45	3.8%	45	65	40	4.4%	0	15	0	0.0%
\$80,000 - \$89,999	95	80	65	5.6%	70	75	60	6.6%	20	0	10	3.7%
\$90,000 - \$99,999	40	50	50	4.3%	35	50	35	3.9%	0	0	15	5.6%
\$100,000+	185	210	210	17.9%	155	180	190	21.0%	30	30	15	5.6%
\$100,000 - \$124,999	100	75	65	5.6%	70	55	60	6.6%	25	0	10	3.7%
\$125,000 - \$149,999	30	65	80	6.8%	30	60	75	8.3%	0	0	0	0.0%
\$150,000 - \$199,999	35	45	35	3.0%	30	40	30	3.3%	0	0	0	0.0%
\$200,000+	20	30	30	2.6%	25	25	25	2.8%	0	0	0	0.0%
Median Income	\$45,308	\$59,025	\$46,379		\$58,051	\$61,518	\$50,909		\$31,402	\$47,498	\$33,844	
Average Income	\$59,617	\$95,351	\$61,467		\$66,780	\$107,418	\$66,761		\$39,298	\$53,287	\$43,451	

* smaller income brackets shown in the report for readability

Labour Force

HNRR Section 5(a) & Section 7(b – c) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population (15+ yrs)	2,070	2,090	2,090	1,640	1,650	1,650	425	435	435
In Labour Force	1,395	1,315	1,175	1,080	985	885	315	335	290
Employed	1,275	1,185	1,055	985	870	815	280	310	240
Unemployed	125	130	120	85	115	70	35	20	50
Not In Labour Force	675	775	910	565	670	765	115	105	150
Participation Rate (%)	67.4	63.1	56.2	65.5	59.7	53.3	73.3	77.0	66.7
Employment Rate (%)	61.4	56.6	50.5	60.4	52.7	49.4	64.0	72.4	55.2
Unemployment Rate (%)	8.6	9.9	10.6	8.4	11.7	8.0	11.1	4.5	17.2

NAICS Industry Employment

HNRR Section 5(b) – Source: Statistics Canada

	Total			'16 % of Total	Owners			Renters			Renter Share
	2006	2011	2016		2006	2011	2016	2006	2011	2016	
Labour Force	1,380	1,275	1,165	100.0%	1,065	945	880	310	325	285	24%
Agriculture, Forestry, Fishing, & Hunting	170	210	90	7.7%	150	195	90	20	15	0	0%
Mining, Quarrying, and Oil & Gas Extract	0	0	10	0.9%	0	0	10	0	0	0	0%
Utilities	0	0	0	0.0%	0	0	0	0	0	0	-
Construction	120	90	100	8.6%	90	60	80	35	25	20	20%
Manufacturing	220	195	135	11.6%	160	70	115	60	130	20	15%
Wholesale trade	0	0	10	0.9%	0	0	10	0	0	0	0%
Retail trade	95	95	125	10.7%	60	75	70	30	20	50	42%
Transportation & Warehousing	90	45	60	5.2%	65	25	50	20	10	10	17%
Information & Cultural Industries	10	0	35	3.0%	10	0	30	0	0	0	0%
Finance & Insurance	35	35	15	1.3%	30	40	10	0	0	0	0%
Real Estate and Rental & Leasing	15	55	15	1.3%	15	50	20	0	0	0	0%
Professional, Scientific, & Technical Ser	70	95	60	5.2%	60	90	45	10	10	15	25%
Management of Companies & Enterpr	0	0	0	0.0%	0	0	0	0	0	0	-
Administrative & Support, Waste Manag	75	75	65	5.6%	50	65	40	25	0	20	33%
Educational Services	95	40	80	6.9%	90	35	65	0	0	10	13%
Health Care & Social Assistance	140	80	115	9.9%	140	30	80	10	50	35	30%
Arts, Entertainment, & Recreation	35	40	40	3.4%	20	35	40	15	0	0	0%
Accommodation & Food Services	145	85	130	11.2%	70	45	80	75	40	50	38%
Other Services (excl. Public Administrati	40	15	45	3.9%	25	15	25	10	0	15	38%
Public Administration	30	70	30	2.6%	20	70	15	10	0	10	40%

Commuting

HNRR Section 7(d – g) – Source: Statistics Canada

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Usual Workers	800	785	655	100%	605	530	495	195	250	160
Commute within Community	475	505	410	62.6%	315	275	295	155	225	115
Commute within SRD	260	225	155	23.7%	245	205	125	20	20	30
Commute within Province	50	50	85	13.0%	40	45	70	10	0	15
Commute outside of Province	0	0	10	1.5%	10	0	10	0	0	0

Housing – Structural Types

HNRR Section 6 (1)(a – b) – Source: Statistics Canada

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Occupied Dwellings	1,110	1,150	1,170	100%	825	895	905	285	255	265
Single-Detached	1,005	1,005	1,030	88.0%	760	810	840	245	190	190
Apartment (5+)	0	0	0	0.0%	0	0	0	0	0	0
Other	45	25	45	3.8%	20	0	10	25	0	35
<i>Semi-Detached</i>	15	0	20	1.7%	0	0	10	10	0	10
<i>Row House</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Duplex</i>	10	0	10	0.9%	10	0	0	10	0	10
<i>Apartment</i>	15	0	0	0.0%	0	0	0	15	0	10
<i>Other single-attached</i>	0	0	10	0.9%	0	0	0	0	0	0
Movable	60	115	100	8.5%	45	70	55	15	45	45

Housing – Unit Size

HNRR Section 6 (1)(c) – Source: Statistics Canada

	Total				Owners			Renters		
	2006	2011	2016	'16 % of Total	2006	2011	2016	2006	2011	2016
Total Dwellings	1,110	1,150	1,170	100%	820	890	900	285	255	265
No bedroom	55	30	10	0.9%	30	0	0	20	0	10
1 bedroom	180	215	195	16.7%	80	150	105	95	65	85
2 bedroom	330	390	365	31.2%	250	315	285	85	80	80
3+ bedroom	545	515	595	50.9%	465	415	505	80	100	85

Housing – Date Built

HNRR Section 6 (1)(c) – Source: Statistics Canada

	Total			'16 % of Total	Owners			'16 % of Total	Renters			'16 % of Total
	2006	2011	2016		2006	2011	2016		2006	2011	2016	
Total Dwellings	1,105	1,150	1,165	100%	820	895	905	100%	285	260	265	100%
< 1960	145	165	145	12.4%	90	140	85	9.4%	55	25	60	22.6%
1961 to 1980	365	320	355	30.5%	240	250	275	30.4%	125	70	75	28.3%
1981 to 1990	310	275	250	21.5%	235	215	185	20.4%	75	65	60	22.6%
1991 to 2000	215	210	260	22.3%	190	155	235	26.0%	25	60	20	7.5%
2001 to 2010	70	185	125	10.7%	60	140	85	9.4%	0	20	40	15.1%
2011 to 2016	0	0	40	3.4%	0	0	35	3.9%	0	0	0	0.0%

Housing – Subsidized

HNRR Section 6 (1)(e) – Source: BC Housing

No subsidized unit inventory available in the SRD electoral areas.

Housing – Rental Vacancy (%)

HNRR Section 6 (1)(i – j) * – Source: CMHC

The SRD does not have a geography within the survey criteria set by CMHC.

Housing – Primary Rental Universe

HNRR Section 6 (1)(k)(i) – Source: CMHC

The SRD does not have a geography within the survey criteria set by CMHC.

Housing – Secondary Rental Universe

HNRR Section 6 (1)(k)(ii) – Source: Statistics Canada, CMHC

No primary rental market data available for rural Strathcona Regional District communities. All rented dwellings listed in the “Structural Type” table are assumed to be secondary market rentals.

Housing – Short Term Rentals

HNRR Section 6 (1)(k)(iii)

	2016	2017	2018	2019	2020	2021	2022
Total Listings	288	1,010	1,363	1,582	1,801	1,735	269
Available Days	5,678	18,755	23,398	23,867	22,329	16,264	2,507
Reservation Days	1,114	5,316	7,768	8,955	8,001	12,097	1,108
Occupancy Rate	16%	22%	25%	27%	26%	43%	31%

Total Annual Revenue	\$161,179	\$726,640	\$1,093,856	\$1,385,752	\$1,267,345	\$2,350,430	\$138,739
Average Annual Revenue	\$2,985	\$6,319	\$8,546	\$8,998	\$7,368	\$13,279	\$1,020

Total Commercial Properties	34	78	84	95	92	97	62
Total Unique Properties	54	115	128	154	172	177	136
% Commercial	63%	68%	66%	62%	53%	55%	46%

Entire home/apt	42	92	105	129	142	153	122
Hotel room	0	0	1	2	2	2	1
Private room	12	20	19	21	26	22	13
Shared room	0	3	3	2	2	0	0
Total	54	115	128	154	172	177	136

Housing – Cooperative Housing

HNRR Section 6 (1)(l) – Source: Coop Housing Federation of BC

The rural community does not have cooperative housing.

Housing – Post-secondary Housing

HNRR Section 6 (1)(o) – Source: AEST

The rural community does not have cooperative housing.

Housing – Shelter Beds

HNRR Section 6 (1)(p) – Source: BC Housing

The rural community houses or shelters 0 homeless people based on BC Housing data.

Housing – Non-Market Housing

Source: BC Housing

Emergency Shelter & Housing for the Homeless				Transitional Supported & Assisted Living				Independent Social Housing			Rent Assistance in Private Market				TOTAL
Homeless Housed	Homeless Rent Support	Homeless Shelters	Subtotal	Supportive Seniors Housing	Special Needs	Women & Children Fleeing Violence	Subtotal	Low Income Families	Low Income Seniors	Subtotal	Families	Seniors	Canada Housing Benefit	Subtotal	
0	0	0	0	0	0	0	0	0	0	0	XX	XX	XX	18	18

Housing – Starts & Demolitions

HNRR Section 6 (1)(m)(i – iv)* -- Source: Local Government

No housing start / demolition information is available for the electoral area.

Housing – Registered New Homes

HNRR Section 6 (1)(m)(i – iv) – Source: BC Stats

No data available specifically for the electoral area.

Real Estate – Assessment

HNRR Section 6 (1)(f)(i – iii) – Source: BC Assessment

Median Assessment (2020 dollars)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$398,294	\$391,013	\$380,620	\$358,447	\$356,433	\$366,224	\$399,332	\$413,444	\$497,105	\$471,004
Single-Detached	\$407,374	\$400,111	\$389,385	\$365,344	\$363,011	\$372,944	\$404,850	\$420,084	\$504,227	\$476,972
Semi-Detached	\$900,193	\$744,042	\$743,216	\$858,767	\$851,716	\$841,037	\$856,216	\$988,526	\$993,053	\$990,000
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$231,184	\$229,523	\$225,244	\$220,588	\$225,941	\$231,370	\$251,650	\$273,190	\$309,910	\$307,201
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$398,294	\$391,013	\$380,620	\$358,447	\$356,433	\$366,224	\$399,332	\$413,444	\$497,105	\$471,004
0 Bedroom	\$681,321	\$637,253	\$573,621	\$540,308	\$461,379	\$401,554	\$635,652	\$426,769	\$678,738	\$628,455
1 Bedroom	\$633,575	\$620,620	\$609,382	\$308,911	\$289,934	\$294,520	\$329,356	\$493,927	\$429,280	\$392,062
2 Bedroom	\$490,277	\$482,482	\$467,039	\$444,785	\$442,228	\$453,660	\$484,982	\$437,544	\$612,177	\$573,552
3+ Bedroom	\$517,612	\$515,435	\$508,096	\$484,935	\$486,271	\$495,914	\$539,876	\$431,808	\$650,685	\$624,545

Average Assessment (2020 dollars)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$453,697	\$446,695	\$435,141	\$408,843	\$397,209	\$409,308	\$442,935	\$472,952	\$546,745	\$521,701
Single-Detached	\$465,492	\$458,676	\$446,790	\$418,312	\$405,919	\$418,244	\$450,581	\$482,334	\$556,464	\$530,062
Semi-Detached	\$900,193	\$744,042	\$743,216	\$858,767	\$851,716	\$841,037	\$856,216	\$988,526	\$993,053	\$990,000
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$244,311	\$240,315	\$235,093	\$230,745	\$233,731	\$239,395	\$258,910	\$284,049	\$313,362	\$316,489
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$453,697	\$446,695	\$435,141	\$408,843	\$397,209	\$409,308	\$442,935	\$472,952	\$546,745	\$521,701
0 Bedroom	\$681,321	\$637,253	\$573,621	\$540,308	\$461,379	\$401,554	\$635,652	\$467,577	\$706,268	\$634,382
1 Bedroom	\$676,154	\$665,405	\$652,922	\$349,196	\$326,257	\$332,408	\$371,534	\$601,230	\$474,865	\$445,738
2 Bedroom	\$538,125	\$530,031	\$521,669	\$496,829	\$484,703	\$493,928	\$530,368	\$490,009	\$661,923	\$623,753
3+ Bedroom	\$577,939	\$576,683	\$565,524	\$538,667	\$527,513	\$544,664	\$583,055	\$475,726	\$700,305	\$678,258

Real Estate – Sales Price

HNRR Section 6 (1)(g)(i – iii)* – Source: BC Assessment

Median Sale Price (2020 dollars)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$461,279	\$419,554	\$427,540	\$374,604	\$449,011	\$509,039	\$434,520	\$540,075	\$461,441	\$604,827
Single-Detached	\$519,149	\$426,982	\$432,059	\$376,566	\$488,508	\$510,302	\$438,104	\$555,121	\$467,346	\$653,185
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$220,154	\$326,709	\$305,528	\$343,210	\$125,137	\$450,963	\$294,727	\$336,960	\$284,287	\$205,873

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$461,279	\$419,554	\$427,540	\$374,604	\$449,011	\$509,039	\$434,520	\$540,075	\$461,441	\$604,827
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$516,951	\$144,786	\$300,195	\$396,455	\$219,201	\$423,768	\$399,209	\$207,012	\$255,959	\$332,586
2 Bedroom	\$391,395	\$302,666	\$406,680	\$317,281	\$672,666	\$583,196	\$494,567	\$467,268	\$592,177	\$500,867
3+ Bedroom	\$510,710	\$591,978	\$499,723	\$420,316	\$402,799	\$477,960	\$403,080	\$954,795	\$432,887	\$835,833

Average Sale Price (2020 dollars)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$458,534	\$428,781	\$474,699	\$381,806	\$458,169	\$568,567	\$471,347	\$589,626	\$463,631	\$590,351
Single-Detached	\$515,746	\$436,947	\$480,965	\$384,219	\$498,783	\$571,124	\$475,876	\$608,342	\$469,609	\$636,955
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$220,154	\$326,709	\$305,528	\$343,210	\$125,137	\$450,963	\$294,727	\$336,960	\$284,287	\$205,873

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$458,534	\$428,781	\$474,699	\$381,806	\$458,169	\$568,567	\$471,347	\$589,626	\$463,631	\$590,351
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$516,951	\$144,786	\$300,195	\$396,455	\$219,201	\$433,254	\$399,209	\$207,012	\$291,115	\$318,243
2 Bedroom	\$392,048	\$319,085	\$495,967	\$332,521	\$672,666	\$610,816	\$504,768	\$513,848	\$564,568	\$489,233
3+ Bedroom	\$504,472	\$594,950	\$527,914	\$424,213	\$421,115	\$583,901	\$469,594	\$1,046,954	\$444,849	\$818,453

Real Estate – Rents

HNRR Section 6 (1)(h)(i – ii)* -- Source: CMHC

The SRD does not have a geography within the survey criteria set by CMHC.

Core Housing Need – Affordability

HNRR Section 7 (a)(i – ii) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,015	1,115	1,135	765	875	870	250	240	265
Above Affordable Threshold	200	220	230	115	130	125	85	90	100
1 person household	85	130	130	40	60	60	45	75	70
2 persons household	75	60	40	45	55	30	20	0	10
3 persons household	25	15	40	15	0	30	10	0	15
4 persons household	0	0	10	0	0	0	0	0	0
5+ persons household	20	0	10	15	0	0	10	0	0
Unaffordable Housing (%)	19.7%	19.7%	20.3%	15.0%	14.9%	14.4%	34.0%	37.5%	37.7%

Core Housing Need – Adequacy

HNRR Section 7 (a)(iii – iv) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,015	1,115	1,135	765	875	870	250	240	265
Below Adequacy Standard	150	230	125	85	155	90	65	75	35
1 person household	60	85	35	40	80	25	15	0	10
2 persons household	40	95	50	20	55	40	15	0	10
3 persons household	20	0	30	10	0	25	10	0	0
4 persons household	20	20	0	15	0	10	0	0	0
5+ persons household	10	0	0	0	0	0	0	0	0
Inadequate Housing (%)	14.8%	20.6%	11.0%	11.1%	17.7%	10.3%	26.0%	31.3%	13.2%

Core Housing Need – Suitability

HNRR Section 7 (a)(v – vi) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,015	1,115	1,135	765	875	870	250	240	265
Below Suitability Standard	50	55	35	30	50	10	20	0	25
1 Person	0	0	0	0	0	0	0	0	0
2 Persons	25	30	15	15	35	0	10	0	10
3 Persons	10	20	0	0	15	0	10	0	10
4 Persons	0	0	0	0	0	0	0	0	0
5+ Persons	10	0	10	0	0	0	0	0	0
Unsuitable Housing (%)	4.9%	4.9%	3.1%	3.9%	5.7%	1.1%	8.0%	0.0%	9.4%

Core Housing Need

HNRR Section 8 (1)(a)(i – ii) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,010	1,115	1,135	765	875	865	245	245	265
Household not in CHN	755	820	850	615	675	715	135	145	135
Household in CHN	255	295	280	150	195	150	110	100	130
1 Person	105	150	135	50	75	60	55	75	75
2 Persons	85	95	70	60	85	50	30	0	25
3 Persons	35	30	55	15	20	35	15	10	20
4 Persons	10	15	15	0	0	10	10	0	10
5+ Persons	20	0	10	10	0	0	10	0	10
Household in CHN (%)	25.2%	26.5%	24.7%	19.6%	22.3%	17.3%	44.9%	40.8%	49.1%

Extreme Core Housing Need

HNRR Section 8 (1)(a)(iii – iv) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,010	1,115	1,135	765	875	865	245	245	265
Household not in ECHN	920	1,070	1,035	715	850	820	205	225	210
Household in ECHN	90	45	100	50	25	45	40	20	55
1 person household	55	35	60	20	15	20	40	15	40
2 persons household	20	10	30	20	0	20	0	0	10
3 persons household	0	0	10	10	0	0	0	0	0
4 persons household	0	0	0	0	0	0	0	0	0
5+ persons household	0	0	0	0	0	0	0	0	0
Household in ECHN (%)	8.9%	4.0%	8.8%	6.5%	2.9%	5.2%	16.3%	8.2%	20.8%

Housing Units Demanded

Local Government Act: 585.3 (c)(i – ii); VC: 574.3(c)(i – ii)

Source: Statistics Canada, BC Stats

Demand	2011	2016	2021	2022	2023	2024	2025	2026	5yr Δ	2027	2028	2029	2030	2031	5yr Δ
No Bed		10	10	10	10	10	10	10	0%	10	10	10	10	10	0%
1 Bed		195	225	225	225	225	225	235	4%	235	235	235	235	230	-2%
2 Bed		365	420	425	430	435	440	445	6%	440	435	430	425	430	-3%
3 Bed		425	490	495	500	505	510	510	4%	510	510	510	510	500	-2%
4+ Bed		160	180	180	180	180	180	190	6%	190	190	190	190	185	-3%
Total		1,175	1,330	1,340	1,350	1,360	1,370	1,390	5%	1,385	1,380	1,375	1,370	1,365	-2%

4. ELECTORAL AREA D – Oyster Bay – Buttle Lake

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Historical & Anticipated Population & Households

Housing Needs Report Regulation (HNRR) Section 3 (1)(a)(i – iv), (1)(b), & (2)(a – g)* Source: Statistics Canada, BC Stats

Population	2011	2016	2021	2022	2023	2024	2025	2026	5yr Δ	2027	2028	2029	2030	2031	5yr Δ
< 15 yrs	540	640	665	660	655	650	645	645	-3%	640	635	630	625	630	-2%
15 to 19 yrs	255	190	220	230	240	250	260	265	20%	265	265	265	265	260	-2%
20 to 24 yrs	165	195	165	170	175	180	185	195	18%	200	205	210	215	225	15%
25 to 64 yrs	2,500	2,590	2,540	2,530	2,520	2,510	2,500	2,495	-2%	2,505	2,515	2,525	2,535	2,540	2%
65 to 84 yrs	600	895	1,195	1,250	1,305	1,360	1,415	1,480	24%	1,500	1,520	1,540	1,560	1,585	7%
85+ yrs	45	50	50	60	70	80	90	90	80%	100	110	120	130	150	67%
Total	4,105	4,565	4,840	4,905	4,970	5,035	5,100	5,170	7%	5,215	5,260	5,305	5,350	5,395	4%

	2011	2016	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
< 15 yrs	13%	14%	14%	13%	13%	13%	13%	12%	12%	12%	12%	12%	12%
15 to 19 yrs	6%	4%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
20 to 24 yrs	4%	4%	3%	3%	4%	4%	4%	4%	4%	4%	4%	4%	4%
25 to 64 yrs	61%	57%	52%	52%	51%	50%	49%	48%	48%	48%	48%	47%	47%
65 to 84 yrs	15%	20%	25%	25%	26%	27%	28%	29%	29%	29%	29%	29%	29%
85+ yrs	1%	1%	1%	1%	1%	2%	2%	2%	2%	2%	2%	2%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Households	2011	2016	2021	2022	2023	2024	2025	2026	5yr Δ	2027	2028	2029	2030	2031	5yr Δ
<25		20	20	20	20	20	20	25	25%	25	25	25	25	25	0%
25-34		160	145	150	155	160	165	160	10%	160	160	160	160	165	3%
35-44		205	245	250	255	260	265	265	8%	265	265	265	265	275	4%
45-54		370	310	315	320	325	330	335	8%	350	365	380	395	410	22%
55-64		565	515	505	495	485	475	470	-9%	455	440	425	410	405	-14%
65-74		370	440	455	470	485	500	510	16%	505	500	495	490	495	-3%
75+		190	280	315	350	385	420	455	63%	485	515	545	575	600	32%
Total		1,880	1,950	2,005	2,060	2,115	2,170	2,220	14%	2,250	2,280	2,310	2,340	2,375	7%

	2011	2016	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<25		1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
25-34		9%	7%	7%	8%	8%	8%	7%	7%	7%	7%	7%	7%
35-44		11%	13%	12%	12%	12%	12%	12%	12%	12%	11%	11%	12%
45-54		20%	16%	16%	16%	15%	15%	15%	16%	16%	16%	17%	17%
55-64		30%	26%	25%	24%	23%	22%	21%	20%	19%	18%	18%	17%
65-74		20%	23%	23%	23%	23%	23%	23%	22%	22%	21%	21%	21%
75+		10%	14%	16%	17%	18%	19%	20%	22%	23%	24%	25%	25%
Total		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Indigenous Identity

Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	4,865	3,945	4,295	4,330	3,460	3,855	535	485	440
Indigenous Identity	300	180	350	175	175	260	125	0	95
Non-Indigenous Identity	4,560	3,770	3,945	4,155	3,285	3,595	415	490	350

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	100%	100%	100%	100%	100%	100%	100%	100%	100%
Indigenous Identity	6%	5%	8%	4%	5%	7%	23%	0%	22%
Non-Indigenous Identity	94%	96%	92%	96%	95%	93%	78%	101%	80%

Mobility

HNRR Section 3 (1)(a)(x) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	4,825	3,915	4,240	4,300	3,440	3,810	520	475	435
Non-Mover	4,390	3,490	3,805	3,995	3,230	3,515	400	265	290
Mover	435	425	435	310	215	295	125	215	140
Non-Migrant	225	200	180	140	125	100	80	70	80
Migrants	205	225	255	165	85	195	45	145	60
Internal Migrants	180	225	240	140	80	190	40	140	50
Intraprovincial Migrant	105	185	155	100	55	130	10	130	25
Interprovincial Migrant	80	40	90	45	30	65	35	0	30
External Migrant	25	0	10	25	0	10	0	0	10

Private Household Size

HNRR Section 3 (1)(v – viii) – Source: Statistics Canada

	Total			'16 % Total	Owners			Renters			Renter %		
	2006	2011	2016		2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Private HHs	1,970	1,695	1,875	100%	1,740	1,480	1,675	240	210	200	12%	12%	11%
1 person	395	350	430	22.9%	325	305	365	70	45	60	18%	13%	14%
2 persons	875	805	915	48.8%	780	715	835	95	90	75	11%	11%	8%
3 persons	280	240	225	12.0%	255	190	195	25	55	25	9%	23%	11%
4 persons	280	220	220	11.7%	230	200	190	50	0	30	18%	0%	14%
5+ persons	145	75	85	4.5%	145	70	85	0	0	0	0%	0%	0%
Average HH Size	2.5	2.3	2.3		2.5	2.3	2.3	2.2	2.3	2.2	-	-	-

Household Maintainers

Source: Statistics Canada

				Total 10yr Δ	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total HHs	1,970	1,690	1,875	-5%	1,735	1,485	1,675	240	210	200
15 - 24 yrs	0	15	20	-	10	0	0	0	10	15
25 - 34 yrs	195	130	160	-18%	110	75	110	85	50	55
35 - 44 yrs	345	260	205	-41%	295	205	145	50	55	55
45 - 54 yrs	550	420	370	-33%	510	365	335	40	50	35
55 - 64 yrs	435	485	565	30%	400	470	535	40	20	30
65 - 74 yrs	240	215	370	54%	225	200	360	15	15	10
75 - 84 yrs	145	120	150	3%	145	115	140	0	0	0
85+ yrs	55	40	40	-27%	45	45	40	10	0	0

Owners w/ Mortgages & Renters in Subsidized Housing

HNRR Section 3 (1)(ix) – Source: Statistics Canada

	2006	2011	2016
Owners	1,730	1,480	1,670
w/ Mortgage (#)	990	770	910
w/ Mortgage (%)	57%	52%	54%
Renters	235	210	200
Subsidised (#)	0	0	30
Subsidied (%)	0%	0%	15%

Household Income

HNRR Section 4(a – e)* -- Source: Statistics Canada

	Total			% of Total	Owners			% of Total	Renters			% of Total
	2005	2010	2015		2005	2010	2015		2005	2010	2015	
Total Household	1970	1695	1875	100.0%	1735	1480	1675	100.0%	240	210	200	100.0%
< \$5,000	20	65	15	0.8%	20	40	15	0.9%	0	0	0	0.0%
\$5,000 - \$9,999	0	35	30	1.6%	0	25	25	1.5%	0	0	0	0.0%
\$10,000 - \$14,999	45	0	30	1.6%	20	0	20	1.2%	20	0	10	5.0%
\$15,000 - \$19,999	70	70	30	1.6%	55	55	20	1.2%	15	15	10	5.0%
\$20,000 - \$24,999	125	25	70	3.7%	110	25	65	3.9%	20	0	0	0.0%
\$25,000 - \$29,999	105	35	50	2.7%	80	35	50	3.0%	25	0	0	0.0%
\$30,000 - \$34,999	90	75	95	5.1%	60	75	60	3.6%	35	0	40	20.0%
\$35,000 - \$39,999	35	105	70	3.7%	35	100	65	3.9%	0	0	0	0.0%
\$40,000 - \$44,999	65	35	110	5.9%	55	30	95	5.7%	10	0	15	7.5%
\$45,000 - \$49,999	45	80	80	4.3%	40	75	65	3.9%	10	0	10	5.0%
\$50,000 - \$59,999	210	155	160	8.5%	155	125	150	9.0%	50	35	0	0.0%
\$60,000 - \$69,999	145	200	160	8.5%	120	160	130	7.8%	20	45	30	15.0%
\$70,000 - \$79,999	140	100	130	6.9%	135	100	125	7.5%	10	0	10	5.0%
\$80,000 - \$89,999	160	145	150	8.0%	150	140	130	7.8%	10	0	20	10.0%
\$90,000 - \$99,999	105	70	95	5.1%	95	55	85	5.1%	10	15	15	7.5%
\$100,000+	615	485	605	32.3%	605	440	575	34.3%	10	45	30	15.0%
\$100,000 - \$124,999	255	175	195	10.4%	250	170	185	11.0%	0	0	10	5.0%
\$125,000 - \$149,999	175	145	145	7.7%	175	130	140	8.4%	0	15	0	0.0%
\$150,000 - \$199,999	150	100	170	9.1%	150	70	155	9.3%	0	0	15	7.5%
\$200,000+	35	70	95	5.1%	35	65	95	5.7%	0	0	0	0.0%
Median Income	\$72,660	\$69,649	\$73,668		\$79,464	\$70,035	\$76,158		\$41,923	\$65,343	\$52,007	
Average Income	\$81,448	\$83,249	\$90,924		\$86,305	\$84,658	\$94,289		\$46,083	\$73,388	\$63,125	

* smaller income brackets shown in the report for readability

Labour Force

HNRR Section 5(a) & Section 7(b – c) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population (15+ yrs)	4,080	3,435	3,680	3,655	3,025	3,320	425	410	365
In Labour Force	2,575	2,075	2,190	2,280	1,800	1,925	295	275	265
Employed	2,415	1,890	1,995	2,165	1,635	1,760	250	250	235
Unemployed	160	190	195	115	160	170	50	25	30
Not In Labour Force	1,505	1,355	1,485	1,375	1,225	1,385	130	135	95
Participation Rate (%)	63.1	60.6	59.6	62.3	59.3	58.2	69.4	67.1	72.6
Employment Rate (%)	59.2	55.0	54.3	59.1	54.2	53.1	58.8	61.0	65.8
Unemployment Rate (%)	6.4	8.9	8.9	5.0	9.2	8.5	15.3	9.1	9.4

NAICS Industry Employment

HNRR Section 5(b) – Source: Statistics Canada

	Total			'16 % of Total	Owners			Renters			Renter Share
	2006	2011	2016		2006	2011	2016	2006	2011	2016	
Labour Force	2,535	2,010	2,165	100.0%	2,255	1,755	1,895	275	250	265	12%
Agriculture, Forestry, Fishing, & Hunting	315	195	215	9.9%	270	145	205	45	50	10	5%
Mining, Quarrying, and Oil & Gas Extract	60	35	90	4.2%	45	25	80	20	0	10	11%
Utilities	30	0	20	0.9%	35	0	25	0	0	0	0%
Construction	160	190	225	10.4%	140	175	180	20	20	45	20%
Manufacturing	200	75	105	4.8%	180	70	90	20	0	10	10%
Wholesale trade	70	35	55	2.5%	55	30	50	15	0	10	17%
Retail trade	340	310	225	10.4%	285	285	195	50	25	25	11%
Transportation & Warehousing	105	115	90	4.2%	75	115	75	25	0	10	12%
Information & Cultural Industries	40	30	25	1.2%	35	20	25	0	0	0	0%
Finance & Insurance	55	40	55	2.5%	55	40	55	0	0	0	0%
Real Estate and Rental & Leasing	60	30	45	2.1%	50	25	30	0	0	10	25%
Professional, Scientific, & Technical Serv	60	120	85	3.9%	60	95	80	0	0	0	0%
Management of Companies & Enterprise	0	0	10	0.5%	0	0	15	0	0	0	0%
Administrative & Support, Waste Manage	85	100	115	5.3%	70	90	110	10	0	10	8%
Educational Services	195	160	120	5.5%	180	150	115	20	0	10	8%
Health Care & Social Assistance	315	255	320	14.8%	305	205	270	15	50	45	14%
Arts, Entertainment, & Recreation	20	50	35	1.6%	20	45	35	0	0	0	0%
Accommodation & Food Services	195	115	155	7.2%	180	90	105	20	25	50	32%
Other Services (excl. Public Administrati	90	80	85	3.9%	80	80	85	10	0	10	11%
Public Administration	135	70	75	3.5%	135	70	75	0	0	0	0%

Commuting

HNRR Section 7(d – g) – Source: Statistics Canada

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Usual Workers	1,835	1,490	1,470	100%	1,655	1,300	1,310	180	185	155
Commute within Community	85	155	110	7.5%	80	135	100	15	0	0
Commute within SRD	1,585	1,185	1,015	69.0%	1,425	1,035	920	155	150	95
Commute within Province	115	135	280	19.0%	110	115	225	10	15	50
Commute outside of Province	50	20	70	4.8%	40	15	60	10	0	0

Housing – Structural Types

HNRR Section 6 (1)(a – b) – Source: Statistics Canada

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Occupied Dwellings	1,975	1,695	1,875	100%	1,735	1,480	1,670	240	210	205
Single-Detached	1,645	1,435	1,535	81.9%	1,520	1,285	1,380	130	150	155
Apartment (5+)	0	0	0	0.0%	0	0	0	0	0	0
Other	80	85	95	5.1%	60	40	85	25	50	10
<i>Semi-Detached</i>	50	60	70	3.7%	35	0	60	20	40	10
<i>Row House</i>	0	0	10	0.5%	0	0	0	0	0	10
<i>Duplex</i>	20	25	25	1.3%	20	25	25	0	0	0
<i>Apartment</i>	15	0	0	0.0%	10	0	0	10	0	0
<i>Other single-attached</i>	0	0	0	0.0%	0	0	0	0	0	0
Movable	245	170	240	12.8%	165	155	210	85	0	35

Housing – Unit Size

HNRR Section 6 (1)(c) – Source: Statistics Canada

	Total				'16 % of Total	Owners			Renters		
	2006	2011	2016			2006	2011	2016	2006	2011	2016
Total Dwellings	1,975	1,690	1,875	100%	1,735	1,480	1,675	235	210	200	
No bedroom	0	0	0	0.0%	0	0	0	10	0	0	
1 bedroom	135	50	100	5.3%	90	35	60	45	20	40	
2 bedroom	400	330	380	20.3%	310	275	325	90	55	60	
3+ bedroom	1,435	1,305	1,390	74.1%	1,335	1,170	1,280	105	135	110	

Housing – Date Built

HNRR Section 6 (1)(c) – Source: Statistics Canada

	Total				'16 % of Total	Owners			'16 % of Total	Renters			'16 % of Total
	2006	2011	2016			2006	2011	2016		2006	2011	2016	
Total Dwellings	1,975	1,690	1,875	100%	1,735	1,480	1,675	100%	240	215	200	100%	
< 1960	205	130	140	7.5%	160	95	125	7.5%	40	40	15	7.5%	
1961 to 1980	915	735	755	40.3%	760	590	640	38.2%	150	145	110	55.0%	
1981 to 1990	495	550	405	21.6%	470	525	360	21.5%	30	30	45	22.5%	
1991 to 2000	300	210	230	12.3%	280	210	215	12.8%	15	0	10	5.0%	
2001 to 2010	60	65	135	7.2%	60	70	125	7.5%	0	0	20	10.0%	
2011 to 2016	0	0	210	11.2%	0	0	205	12.2%	0	0	10	5.0%	

Housing – Subsidized

HNRR Section 6 (1)(e) – Source: BC Housing

No subsidized unit inventory available in the SRD electoral areas.

Housing – Rental Vacancy (%)

HNRR Section 6 (1)(i – j) * – Source: CMHC

The SRD does not have a geography within the survey criteria set by CMHC.

Housing – Primary Rental Universe

HNRR Section 6 (1)(k)(i) – Source: CMHC *The SRD does not have a geography within the survey criteria set by CMHC.*

Housing – Secondary Rental Universe

HNRR Section 6 (1)(k)(ii) – Source: Statistics Canada, CMHC

No primary rental market data available for rural Strathcona Regional District communities. All rented dwellings listed in the “Structural Type” table are assumed to be secondary market rentals.

Housing – Short Term Rentals

HNRR Section 6 (1)(k)(iii)

	2016	2017	2018	2019	2020	2021	2022
Total Listings	28	248	461	574	706	759	123
Available Days	694	3,917	6,275	7,370	6,288	6,429	1,461
Reservation Days	76	1,674	2,684	4,670	3,823	5,415	632
Occupancy Rate	10%	30%	30%	39%	38%	46%	30%

Total Annual Revenue	\$7,063	\$168,275	\$285,460	\$500,467	\$364,606	\$793,682	\$90,582
Average Annual Revenue	\$1,177	\$5,428	\$5,597	\$8,629	\$5,524	\$10,725	\$1,438

Total Commercial Properties	4	21	29	39	28	37	34
Total Unique Properties	6	31	51	58	66	74	63
% Commercial	67%	68%	57%	67%	42%	50%	54%

Entire home/apt	5	26	42	47	55	65	56
Hotel room	0	0	0	0	0	0	0
Private room	1	5	9	11	11	9	7
Shared room	0	0	0	0	0	0	0
Total	6	31	51	58	66	74	63

Housing – Cooperative Housing

HNRR Section 6 (1)(l) – Source: Coop Housing Federation of BC

The rural community does not have cooperative housing.

Housing – Post-secondary Housing

HNRR Section 6 (1)(o) – Source: AEST

The rural community does not have cooperative housing.

Housing – Shelter Beds

HNRR Section 6 (1)(p) – Source: BC Housing

The rural community houses or shelters 0 homeless people based on BC Housing data.

Housing – Non-Market Housing

Source: BC Housing

Emergency Shelter & Housing for the Homeless				Transitional Supported & Assisted Living				Independent Social Housing			Rent Assistance in Private Market				TOTAL
Homeless Housed	Homeless Rent Support	Homeless Shelters	Subtotal	Supportive Seniors Housing	Special Needs	Women & Children Fleeing Violence	Subtotal	Low Income Families	Low Income Seniors	Subtotal	Families	Seniors	Canada Housing Benefit	Subtotal	
0	0	0	0	XX	XX	XX	5	0	0	0	XX	XX	XX	11	16

Housing – Starts & Demolitions

HNRR Section 6 (1)(m)(i – iv)* -- Source: Local Government

Starts	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Single	9	4	13	14	6	6	26	21	16	8	8
Semi-Detached	0	0	0	0	0	0	0	0	2	0	0
Row	0	0	0	0	0	0	0	0	0	0	0
Apartment	0	0	0	0	0	0	0	3	0	0	0
All	9	4	13	14	6	6	26	24	18	8	8
Completions	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Single	8	4	8	16	9	7	17	21	18	12	10
Semi-Detached	0	0	0	0	0	0	0	0	2	0	0
Row	0	0	0	0	0	0	0	0	0	0	0
Apartment	0	0	0	0	0	0	0	2	1	0	0
All	8	4	8	16	9	7	17	23	21	12	10

Housing – Registered New Homes

HNRR Section 6 (1)(m)(i – iv) – Source: BC Stats

No data available specifically for the electoral area.

Real Estate – Assessment

HNRR Section 6 (1)(f)(i – iii) – Source: BC Assessment

Median Assessment (2020 dollars)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$320,516	\$312,147	\$313,293	\$323,780	\$334,076	\$356,715	\$398,162	\$450,481	\$452,659	\$489,399
Single-Detached	\$352,030	\$341,780	\$342,357	\$355,763	\$366,307	\$391,131	\$434,697	\$492,289	\$493,662	\$534,952
Semi-Detached	\$311,399	\$313,798	\$314,351	\$313,292	\$320,559	\$328,819	\$320,801	\$400,602	\$402,237	\$409,000
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	\$480,756	\$474,494	\$478,263	\$426,599	\$413,595	\$478,237	\$490,797	\$522,299	\$606,584	\$663,000
Manufactured Home	\$167,238	\$166,171	\$168,227	\$166,024	\$173,940	\$185,797	\$218,490	\$238,583	\$238,754	\$258,268
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$320,516	\$312,147	\$313,293	\$323,780	\$334,076	\$356,715	\$398,162	\$450,481	\$452,659	\$489,399
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$270,525	\$271,877	\$251,403	\$254,166	\$256,524	\$273,729	\$313,216	\$407,092	\$384,906	\$426,137
2 Bedroom	\$255,441	\$251,941	\$251,755	\$262,817	\$264,437	\$277,938	\$318,934	\$420,350	\$375,329	\$400,992
3+ Bedroom	\$361,061	\$349,592	\$351,572	\$363,656	\$377,453	\$402,578	\$448,410	\$484,300	\$504,139	\$544,601

Average Assessment (2020 dollars)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$352,913	\$349,172	\$350,982	\$358,723	\$367,025	\$386,470	\$429,308	\$493,547	\$491,326	\$518,497
Single-Detached	\$390,776	\$386,242	\$387,388	\$397,101	\$405,400	\$426,147	\$471,533	\$542,632	\$538,616	\$568,157
Semi-Detached	\$295,475	\$296,149	\$298,685	\$299,541	\$303,695	\$322,822	\$322,652	\$389,803	\$401,500	\$412,182
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	\$480,756	\$474,494	\$478,263	\$426,599	\$413,595	\$478,237	\$490,797	\$522,299	\$606,584	\$663,000
Manufactured Home	\$174,186	\$173,049	\$175,660	\$174,734	\$181,627	\$193,206	\$224,317	\$249,436	\$249,227	\$269,340

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$352,913	\$349,172	\$350,982	\$358,723	\$367,025	\$386,470	\$429,308	\$493,547	\$491,326	\$518,497
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$299,180	\$303,852	\$286,491	\$290,939	\$287,571	\$298,507	\$332,952	\$429,259	\$410,117	\$438,463
2 Bedroom	\$277,581	\$276,920	\$277,403	\$283,323	\$287,791	\$304,450	\$344,011	\$456,215	\$404,775	\$429,013
3+ Bedroom	\$396,557	\$390,115	\$392,916	\$402,189	\$412,820	\$433,628	\$482,303	\$532,122	\$546,882	\$575,058

Real Estate – Sales Price

HNRR Section 6 (1)(g)(i – iii)* – Source: BC Assessment

Median Sale Price (2020 dollars)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$294,958	\$320,932	\$338,130	\$356,302	\$338,054	\$372,152	\$410,347	\$464,696	\$497,289	\$563,119
Single-Detached	\$336,425	\$352,535	\$407,882	\$393,954	\$373,111	\$437,264	\$448,752	\$524,972	\$547,146	\$613,548
Semi-Detached	-	-	\$248,681	\$306,935	-	\$285,976	\$291,517	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$176,086	\$183,985	\$156,064	\$171,565	\$202,499	\$199,252	\$227,741	\$231,630	\$288,793	\$280,718

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$294,958	\$320,932	\$338,130	\$356,302	\$338,054	\$372,152	\$410,347	\$464,696	\$497,289	\$563,119
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$230,047	-	-	\$263,406	\$241,079	\$311,054	\$212,353	\$495,152	\$338,918	\$382,400
2 Bedroom	\$215,044	\$280,534	\$231,673	\$286,493	\$298,825	\$284,256	\$287,139	\$406,320	\$359,115	\$399,100
3+ Bedroom	\$339,910	\$339,295	\$390,060	\$384,525	\$367,846	\$414,833	\$474,432	\$493,123	\$578,451	\$596,227

Average Sale Price (2020 dollars)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$301,116	\$353,699	\$336,982	\$379,445	\$411,443	\$403,322	\$400,893	\$486,342	\$510,435	\$585,016
Single-Detached	\$345,185	\$383,970	\$407,009	\$422,033	\$464,355	\$483,483	\$434,488	\$545,537	\$567,593	\$635,962
Semi-Detached	-	-	\$248,681	\$306,935	-	\$285,976	\$291,517	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$174,786	\$222,525	\$153,897	\$171,684	\$206,850	\$191,262	\$241,994	\$257,455	\$271,410	\$299,718

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$301,116	\$353,699	\$336,982	\$379,445	\$411,443	\$403,322	\$400,893	\$486,342	\$510,435	\$585,016
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$230,047	-	-	\$263,406	\$241,079	\$311,054	\$212,353	\$446,022	\$338,918	\$382,400
2 Bedroom	\$233,741	\$302,097	\$231,715	\$290,759	\$439,919	\$299,786	\$279,223	\$412,301	\$365,442	\$418,100
3+ Bedroom	\$339,456	\$377,154	\$388,332	\$415,235	\$406,233	\$455,026	\$464,050	\$529,414	\$595,751	\$619,048

Real Estate – Rents

HNRR Section 6 (1)(h)(i – ii)* -- Source: CMHC

The SRD does not have a geography within the survey criteria set by CMHC.

Core Housing Need – Affordability

HNRR Section 7 (a)(i – ii) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,930	1,600	1,840	1,695	1,415	1,645	235	180	200
Above Affordable Threshold	295	260	265	205	230	195	90	30	65
1 person household	95	90	105	70	65	75	30	25	25
2 persons household	85	80	105	35	75	80	45	0	20
3 persons household	35	45	20	40	45	10	0	0	15
4 persons household	50	25	20	35	20	10	10	0	10
5+ persons household	30	0	15	25	0	10	0	0	0
Unaffordable Housing (%)	15.3%	16.3%	14.4%	12.1%	16.3%	11.9%	38.3%	16.7%	32.5%

Core Housing Need – Adequacy

HNRR Section 7 (a)(iii – iv) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,930	1,600	1,840	1,695	1,415	1,645	235	180	200
Below Adequacy Standard	175	125	190	135	100	160	35	30	30
1 person household	40	25	35	35	20	25	10	0	10
2 persons household	75	55	105	60	45	90	15	0	10
3 persons household	15	45	20	15	35	10	0	0	10
4 persons household	50	0	20	20	0	15	20	0	0
5+ persons household	0	0	15	10	0	20	0	0	0
Inadequate Housing (%)	9.1%	7.8%	10.3%	8.0%	7.1%	9.7%	14.9%	16.7%	15.0%

Core Housing Need – Suitability

HNRR Section 7 (a)(v – vi) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,930	1,600	1,840	1,695	1,415	1,645	235	180	200
Below Suitability Standard	25	30	45	15	25	30	15	0	15
1 Person	0	0	0	0	0	0	0	0	0
2 Persons	0	0	0	0	0	0	0	0	10
3 Persons	10	0	10	15	0	0	0	0	10
4 Persons	15	0	10	0	0	10	10	0	0
5+ Persons	0	20	15	0	20	20	0	0	0
Unsuitable Housing (%)	1.3%	1.9%	2.4%	0.9%	1.8%	1.8%	6.4%	0.0%	7.5%

Core Housing Need

HNRR Section 8 (1)(a)(i – ii) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,930	1,595	1,845	1,695	1,415	1,645	230	185	200
Household not in CHN	1,820	1,495	1,735	1,645	1,340	1,580	175	150	150
Household in CHN	105	100	115	55	75	60	55	30	45
1 Person	65	45	55	40	0	40	25	20	20
2 Persons	25	0	25	10	0	10	15	0	10
3 Persons	10	0	20	10	0	10	0	0	15
4 Persons	20	0	10	0	0	0	15	0	0
5+ Persons	0	0	10	0	0	10	0	0	0
Household in CHN (%)	5.4%	6.3%	6.2%	3.2%	5.3%	3.6%	23.9%	16.2%	22.5%

Extreme Core Housing Need

HNRR Section 8 (1)(a)(iii – iv) – Source: Statistics Canada

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,930	1,595	1,845	1,695	1,415	1,645	230	185	200
Household not in ECHN	1,865	1,535	1,780	1,655	1,375	1,615	205	165	165
Household in ECHN	65	60	65	40	40	30	25	20	35
1 person household	45	40	35	25	0	20	20	0	15
2 persons household	15	0	15	10	0	10	0	0	15
3 persons household	0	0	10	0	0	0	0	0	0
4 persons household	10	0	10	10	0	0	0	0	0
5+ persons household	0	0	0	0	0	0	0	0	0
Household in ECHN (%)	3.4%	3.8%	3.5%	2.4%	2.8%	1.8%	10.9%	10.8%	17.5%

Housing Units Demanded

Local Government Act: 585.3 (c)(i – ii); VC: 574.3(c)(i – ii)

Source: Statistics Canada, BC Stats

Demand	2011	2016	2021	2022	2023	2024	2025	2026	5yr Δ	2027	2028	2029	2030	2031	5yr Δ
No Bed		10	10	10	10	10	10	10	0%	10	10	10	10	15	50%
1 Bed		100	105	110	115	120	125	125	19%	125	125	125	125	135	8%
2 Bed		390	405	415	425	435	445	465	15%	470	475	480	485	500	8%
3 Bed		935	970	995	1,020	1,045	1,070	1,100	13%	1,115	1,130	1,145	1,160	1,175	7%
4+ Bed		455	460	470	480	490	500	515	12%	520	525	530	535	550	7%
Total		1,880	1,950	2,005	2,060	2,115	2,170	2,220	14%	2,250	2,280	2,310	2,340	2,375	7%