

# Strathcona Regional District

## ELECTORAL AREAS HOUSING NEEDS REPORT

---

### APPENDIX E: COMMUNITY DATA TABLES



## Data Appendices

|   |    |
|---|----|
| <b>Electoral Area A – Kyuquot/Nootka – Sayward</b> .....            | 3  |
| <b>Electoral Area B – Cortes Island</b> .....                       | 15 |
| <b>Electoral Area C – Discovery Islands – Mainland Inlets</b> ..... | 27 |
| <b>Electoral Area D – Oyster Bay – Buttle Lake</b> .....            | 39 |

## 1. ELECTORAL AREA A – Kyuquot/Nootka – Sayward

|  |    |
|--|----|
| Historical & Anticipated Population & Households.....    | 4  |
| Indigenous Identity.....                                 | 5  |
| Mobility.....  | 5  |
| Private Household Size.....                              | 5  |
| Household Maintainers.....                               | 6  |
| Owners w/ Mortgages & Renters in Subsidized Housing..... | 6  |
| Household Income.....                                    | 7  |
| Labour Force.....  | 7  |
| NAICS Industry Employment.....                           | 8  |
| Commuting.....   | 8  |
| Housing – Structural Types.....                          | 8  |
| Housing – Unit Size.....                                 | 9  |
| Housing – Date Built.....                                | 9  |
| Housing – Subsidized.....                                | 9  |
| Housing – Rental Vacancy (%).....                        | 9  |
| Housing – Primary Rental Universe.....                   | 9  |
| Housing – Secondary Rental Universe.....                 | 9  |
| Housing – Short-Term Rentals.....                        | 10 |
| Housing – Cooperative Housing.....                       | 10 |
| Housing – Post-secondary Housing.....                    | 10 |
| Housing – Shelter Beds.....                              | 10 |
| Housing – Non-Market Housing.....                        | 10 |
| Housing – Starts & Demolitions.....                      | 11 |
| Housing – Registered New Homes.....                      | 11 |
| Real Estate - Assessment.....                            | 11 |
| Real Estate – Sales Prices.....                          | 11 |
| Real Estate – Rents.....                                 | 12 |
| Core Housing Need – Affordability.....                   | 12 |
| Core Housing Need – Adequacy.....                        | 13 |
| Core Housing Need – Suitability.....                     | 13 |
| Core Housing Need.....                                   | 13 |
| Extreme Core Housing Need.....                           | 14 |
| Housing Units Demanded.....                              | 14 |

### 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 |
| <b>Total Population</b> | 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 %<br>Total | Owners |      |      | Renters |      |      | Renter % |      |      |
|--------------------------|-------|------|------|----------------|--------|------|------|---------|------|------|----------|------|------|
|                          | 2006  | 2011 | 2016 |                | 2006   | 2011 | 2016 | 2006    | 2011 | 2016 | 2006     | 2011 | 2016 |
| <b>Total Private HHs</b> | 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<br>10yr Δ | Owners |      |      | Renters |      |      |
|------------------|------|------|------|-----------------|--------|------|------|---------|------|------|
|                  | 2006 | 2011 | 2016 |                 | 2006   | 2011 | 2016 | 2006    | 2011 | 2016 |
| <b>Total HHs</b> | 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 |
|-----------------|------|------|------|
| <b>Owners</b>   | 295  | 330  | 320  |
| w/ Mortgage (#) | 135  | 185  | 135  |
| w/ Mortgage (%) | 46%  | 56%  | 42%  |
| <b>Renters</b>  | 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     |            |
| <b>Total Household</b> | 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 |
| <b>Total Population (15+ yrs)</b> | 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 |              |
| <b>Labour Force</b>   | 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 |
| <b>Total Usual Workers</b>  | 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 |
| <b>Total Occupied Dwellings</b> | 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 |
| <b>Total Dwellings</b> | 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 |
| <b>Total Dwellings</b> | 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

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      |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|-----------|-----------|
| <b>Total</b>      | \$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      |
| <b>Total</b>      | \$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      |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|-----------|-----------|
| <b>Total</b>      | \$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      |
| <b>Total</b>      | \$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

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      |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b>      | \$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      |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b> | \$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      |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b>      | \$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      |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b> | \$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  |
| <b>Total Households</b>    | 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  |
| <b>Total Households</b> | 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 |
| <b>Total Households</b>    | 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  |
| <b>Total Households</b> | 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  |
| <b>Total Households</b> | 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

|  |    |
|--|----|
| Historical & Anticipated Population & Households.....    | 16 |
| Indigenous Identity.....                                 | 17 |
| Mobility.....  | 17 |
| Private Household Size.....                              | 17 |
| Household Maintainers.....                               | 18 |
| Owners w/ Mortgages & Renters in Subsidized Housing..... | 18 |
| Household Income.....                                    | 19 |
| Labour Force.....  | 19 |
| NAICS Industry Employment.....                           | 20 |
| Commuting.....   | 20 |
| Housing – Structural Types.....                          | 20 |
| Housing – Unit Size.....                                 | 21 |
| Housing – Date Built.....                                | 21 |
| Housing – Subsidized.....                                | 21 |
| Housing – Rental Vacancy.....                            | 21 |
| Housing – Primary Rental Universe.....                   | 21 |
| Housing – Secondary Rental Universe.....                 | 21 |
| Housing – Short-Term Rentals.....                        | 22 |
| Housing – Cooperative Housing.....                       | 22 |
| Housing – Post-secondary Housing.....                    | 22 |
| Housing – Shelter Beds.....                              | 22 |
| Housing – Non-Market Housing.....                        | 22 |
| Housing – Starts & Demolitions.....                      | 23 |
| Housing – Registered New Homes.....                      | 23 |
| Real Estate - Assessment.....                            | 23 |
| Real Estate – Sales Price.....                           | 23 |
| Real Estate – Rents.....                                 | 24 |
| Core Housing Need – Affordability.....                   | 24 |
| Core Housing Need – Adequacy.....                        | 25 |
| Core Housing Need – Suitability.....                     | 25 |
| Core Housing Need.....                                   | 25 |
| Extreme Core Housing Need.....                           | 26 |
| Housing Units Demanded.....                              | 26 |

### 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 |
| <b>Total Population</b> | 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 %<br>Total | Owners |      |      | Renters |      |      | Renter % |      |      |
|--------------------------|-------|------|------|----------------|--------|------|------|---------|------|------|----------|------|------|
|                          | 2006  | 2011 | 2016 |                | 2006   | 2011 | 2016 | 2006    | 2011 | 2016 | 2006     | 2011 | 2016 |
| <b>Total Private HHs</b> | 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<br>10yr Δ | Owners |      |      | Renters |      |      |
|------------------|------|------|------|-----------------|--------|------|------|---------|------|------|
|                  | 2006 | 2011 | 2016 |                 | 2006   | 2011 | 2016 | 2006    | 2011 | 2016 |
| <b>Total HHs</b> | 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 |
|-----------------|------|------|------|
| <b>Owners</b>   | 360  | 375  | 335  |
| w/ Mortgage (#) | 105  | 170  | 120  |
| w/ Mortgage (%) | 29%  | 45%  | 36%  |
| <b>Renters</b>  | 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     |            |
| <b>Total Household</b> | 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 |
| <b>Total Population (15+ yrs)</b> | 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 |              |
| <b>Labour Force</b>                       | 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 |
| <b>Total Usual Workers</b>  | 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 |
| <b>Total Occupied Dwellings</b> | 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 |
| <b>Total Dwellings</b> | 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 |
| <b>Total Dwellings</b> | 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

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      |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b>      | \$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      |
| <b>Total</b>      | \$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      |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b>      | \$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      |
| <b>Total</b>      | \$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

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      |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b>      | \$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        |
|--------------|-----------|-----------|-------------|-----------|-----------|-------------|-----------|-----------|-----------|-------------|
| <b>Total</b> | \$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        |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|
| <b>Total</b>      | \$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        |
|--------------|-----------|-----------|-------------|-----------|-----------|-------------|-----------|-----------|-----------|-------------|
| <b>Total</b> | \$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  |
| <b>Total Households</b>    | 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 |
| <b>Total Households</b> | 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  |
| <b>Total Households</b>    | 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  |
| <b>Total Households</b> | 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  |
| <b>Total Households</b> | 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

|  |    |
|--|----|
| Historical & Anticipated Population & Households.....    | 28 |
| Indigenous Identity.....                                 | 29 |
| Mobility.....  | 29 |
| Private Household Size.....                              | 29 |
| Household Maintainers.....                               | 30 |
| Owners w/ Mortgages & Renters in Subsidized Housing..... | 30 |
| Household Income.....                                    | 31 |
| Labour Force.....  | 31 |
| NAICS Industry Employment.....                           | 32 |
| Commuting.....   | 32 |
| Housing – Structural Types.....                          | 32 |
| Housing – Unit Sizes.....                                | 33 |
| Housing – Date Built.....                                | 33 |
| Housing – Subsidized.....                                | 33 |
| Housing – Rental Vacancy (%).....                        | 33 |
| Housing – Primary Rental Universe.....                   | 33 |
| Housing – Secondary Rental Universe.....                 | 33 |
| Housing – Short-Term Rentals.....                        | 34 |
| Housing – Cooperative Housing.....                       | 34 |
| Housing – Post-secondary Housing.....                    | 34 |
| Housing – Shelter Beds.....                              | 34 |
| Housing – Non-Market Housing.....                        | 34 |
| Housing – Starts & Demolitions.....                      | 35 |
| Housing – Registered New Homes.....                      | 35 |
| Real Estate – Assessment.....                            | 35 |
| Real Estate – Sales Price.....                           | 35 |
| Real Estate – Rents.....                                 | 36 |
| Core Housing Need – Affordability.....                   | 36 |
| Core Housing Need – Adequacy.....                        | 37 |
| Core Housing Need – Suitability.....                     | 37 |
| Core Housing Need.....                                   | 37 |
| Extreme Core Housing Need.....                           | 38 |
| Housing Units Demanded.....                              | 38 |

### 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 |
| <b>Total Population</b> | 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 %<br>Total | Owners |      |      | Renters |      |      | Renter % |      |      |
|--------------------------|-------|-------|-------|----------------|--------|------|------|---------|------|------|----------|------|------|
|                          | 2006  | 2011  | 2016  |                | 2006   | 2011 | 2016 | 2006    | 2011 | 2016 | 2006     | 2011 | 2016 |
| <b>Total Private HHs</b> | 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<br>10yr Δ | Owners |      |      | Renters |      |      |
|------------------|-------|-------|-------|-----------------|--------|------|------|---------|------|------|
|                  | 2006  | 2011  | 2016  |                 | 2006   | 2011 | 2016 | 2006    | 2011 | 2016 |
| <b>Total HHs</b> | 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 |
|-----------------|------|------|------|
| <b>Owners</b>   | 815  | 890  | 895  |
| w/ Mortgage (#) | 395  | 365  | 345  |
| w/ Mortgage (%) | 48%  | 41%  | 39%  |
| <b>Renters</b>  | 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     |            |
| <b>Total Household</b> | 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 |
| <b>Total Population (15+ yrs)</b> | 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 |              |
| <b>Labour Force</b>                       | 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 |
| <b>Total Usual Workers</b>  | 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 |
| <b>Total Occupied Dwellings</b> | 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 |
| <b>Total Dwellings</b> | 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 |       |       |                | Owners |      |      |                | Renters |      |      |                |
|------------------------|-------|-------|-------|----------------|--------|------|------|----------------|---------|------|------|----------------|
|                        | 2006  | 2011  | 2016  | '16 % of Total | 2006   | 2011 | 2016 | '16 % of Total | 2006    | 2011 | 2016 | '16 % of Total |
| <b>Total Dwellings</b> | 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      |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b>      | \$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      |
| <b>Total</b>      | \$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      |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b>      | \$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      |
| <b>Total</b>      | \$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      |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b>      | \$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      |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b> | \$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      |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b>      | \$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      |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|-----------|-----------|
| <b>Total</b> | \$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  |
| <b>Total Households</b>    | 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  |
| <b>Total Households</b> | 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 |
| <b>Total Households</b>    | 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  |
| <b>Total Households</b> | 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  |
| <b>Total Households</b> | 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

|  |    |
|--|----|
| Historical & Anticipated Population & Households.....    | 40 |
| Indigenous Identity.....                                 | 41 |
| Mobility.....  | 41 |
| Private Household Size.....                              | 41 |
| Household Maintainers.....                               | 42 |
| Owners w/ Mortgages & Renters in Subsidized Housing..... | 42 |
| Household Income.....                                    | 43 |
| Labour Force.....  | 43 |
| NAICS Industry Employment.....                           | 44 |
| Commuting.....   | 44 |
| Housing – Structural Types.....                          | 44 |
| Housing – Unit Size.....                                 | 45 |
| Housing – Date Built.....                                | 45 |
| Housing – Subsidized.....                                | 45 |
| Housing – Rental Vacancy (%).....                        | 45 |
| Housing – Primary Rental Universe.....                   | 45 |
| Housing – Secondary Rental Universe.....                 | 45 |
| Short-Term Rentals.....                                  | 46 |
| Housing – Cooperative Housing.....                       | 46 |
| Housing – Post-secondary Housing.....                    | 46 |
| Housing – Shelter Beds.....                              | 46 |
| Housing – Non-Market Housing.....                        | 46 |
| Housing – Starts & Demolitions.....                      | 47 |
| Housing – Registered New Homes.....                      | 47 |
| Real Estate – Assessment.....                            | 47 |
| Real Estate – Sales Price.....                           | 48 |
| Real Estate – Rents.....                                 | 49 |
| Core Housing Need – Affordability.....                   | 49 |
| Core Housing Need – Adequacy.....                        | 49 |
| Core Housing Need – Suitability.....                     | 49 |
| Core Housing Need.....                                   | 50 |
| Extreme Core Housing Need.....                           | 50 |
| Housing Units Demanded.....                              | 50 |

### 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 |
| <b>Total Population</b> | 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 %<br>Total | Owners |       |       | Renters |      |      | Renter % |      |      |
|--------------------------|-------|-------|-------|----------------|--------|-------|-------|---------|------|------|----------|------|------|
|                          | 2006  | 2011  | 2016  |                | 2006   | 2011  | 2016  | 2006    | 2011 | 2016 | 2006     | 2011 | 2016 |
| <b>Total Private HHs</b> | 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<br>10yr Δ | Owners |       |       | Renters |      |      |
|------------------|-------|-------|-------|-----------------|--------|-------|-------|---------|------|------|
|                  | 2006  | 2011  | 2016  |                 | 2006   | 2011  | 2016  | 2006    | 2011 | 2016 |
| <b>Total HHs</b> | 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  |
|-----------------|-------|-------|-------|
| <b>Owners</b>   | 1,730 | 1,480 | 1,670 |
| w/ Mortgage (#) | 990   | 770   | 910   |
| w/ Mortgage (%) | 57%   | 52%   | 54%   |
| <b>Renters</b>  | 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     |            |
| <b>Total Household</b> | 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 |
| <b>Total Population (15+ yrs)</b> | 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 |              |
| <b>Labour Force</b>                        | 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 |
| <b>Total Usual Workers</b>  | 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 |
| <b>Total Occupied Dwellings</b> | 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 |
| <b>Total Dwellings</b> | 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  |                |
| <b>Total Dwellings</b> | 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      |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b>      | \$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      |
| <b>Total</b>      | \$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      |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b>      | \$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      |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b> | \$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      |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b>      | \$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      |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b> | \$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      |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b>      | \$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      |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Total</b> | \$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  |
| <b>Total Households</b>    | 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  |
| <b>Total Households</b> | 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 |
| <b>Total Households</b>    | 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  |
| <b>Total Households</b> | 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  |
| <b>Total Households</b> | 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%    |