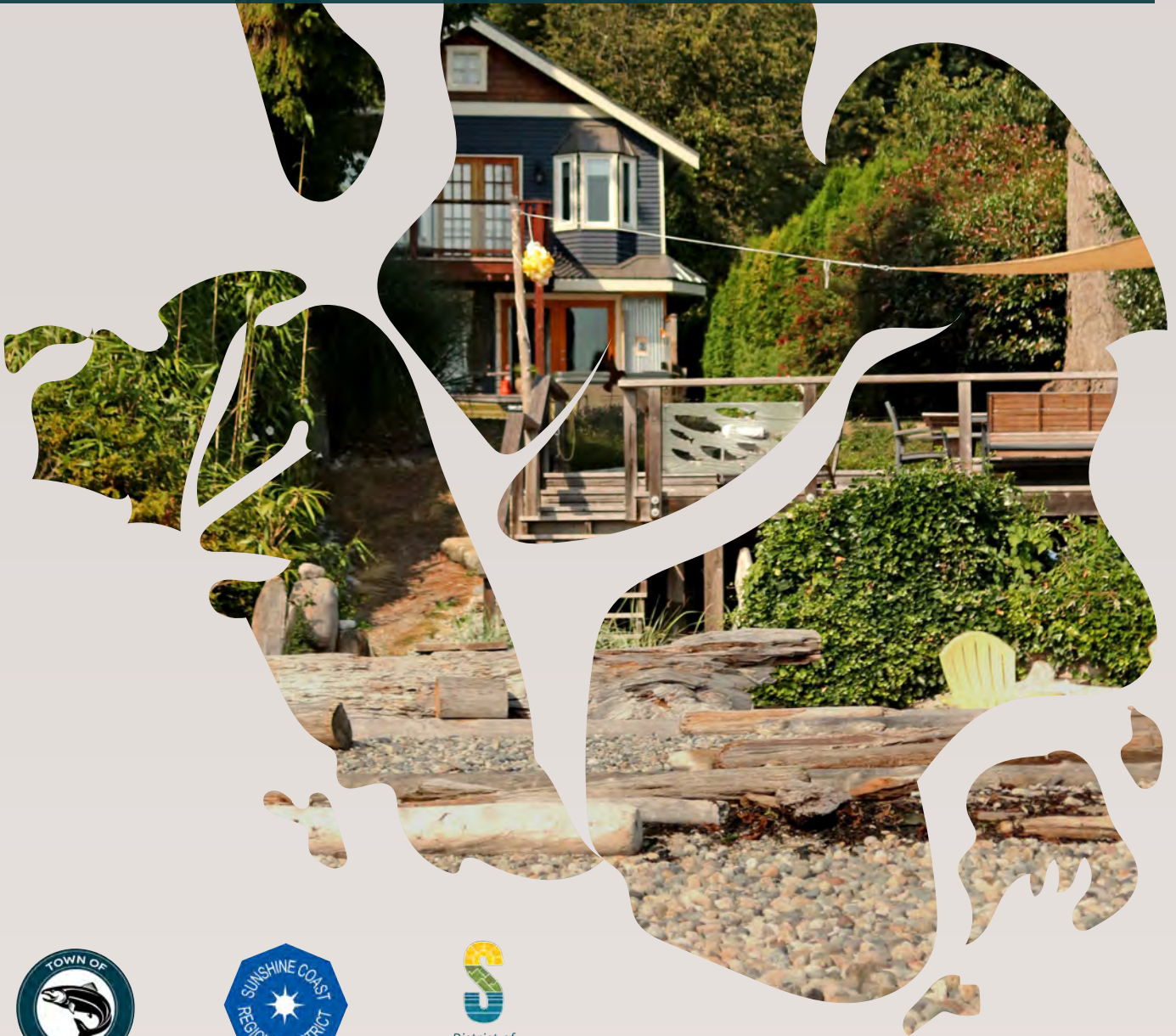


November 2020

Sunshine Coast Housing Needs Report



ACKNOWLEDGEMENTS

The partners in this project are located within the traditional territory of the *shíshálh* and Skwxwú7mesh Úxwumixw First Nations.

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Executive Summary

Over the last fifteen years and particularly since 2014, the Sunshine Coast has experienced increases in the cost of housing, as the escalation of housing and land costs in Metro Vancouver increasingly impacts the region. Across the Coast, many median-earning households are priced out of homeownership and many renter households struggle to find affordable and available long-term rentals. Homelessness appears to be on the increase, with the Gibsons and Sechelt shelters at capacity and waitlists for supportive housing that stretch longer than the current spaces provided.

Community Growth and Demographics

The Sunshine Coast is growing. The regional population grew by 8% between 2006 and 2016, with most growth concentrated in Gibsons and Sechelt, followed by nearby electoral areas (Roberts Creek, Elphinstone, and Halfmoon Bay). At the same time, the population is aging and smaller households are becoming more common, as children move out and seniors are living with their partner or on their own. In 2016, all communities had a median age higher than 50 years, indicating that at least half the population was over 50 years old, with the median ages projected to continue rising over the near-term. This is consistent with trends experienced across the country, although the median age in all electoral areas and municipalities was already much higher compared to the provincial average in 2016 (43.0).

At the same time, projections show a moderate increase in the number of adults aged 25 to 44 and children aged 0 to 14. Anecdotal evidence suggests the Coast is experiencing increasing migration of young families from Metro Vancouver and other areas of the province due to the relative affordability of the Coast compared to Metro Vancouver.

Across the Coast, there were higher proportions of people who reported working from home in 2016 (13% - 22%) compared to the provincial average (9%). With requirements for physical distancing and the transition to working from home for most office workers as a result of the COVID-19 pandemic, community engagement indicates working from home on the Coast has become even more common and could affect demand for housing as more adults are able to work remotely and look for more affordable places to raise their families.

Homelessness appears to be on the increase, with the Gibsons and Sechelt shelters at capacity and waitlists for supportive housing.

Housing Stock

The single-detached home is the most common type of housing across the Coast and is unaffordable for median earning households in almost all communities. There is a limited supply of smaller, affordable units such as apartments or townhouses. In 2016, one-bedrooms and studios comprised 9% to 14% of housing stock on the Coast, while 66% to 87% of households were one or two people. These households may be living in larger units than they need as per NOS requirements. Studio and one-bedroom units can be an important supply of affordable housing for seniors looking to downsize and work force housing. Looking ahead, projections indicate that more than half the future population could be suitably accommodated in studio or one-bedroom units.

Based on past trends, projections suggest approximately 523 new households may have formed between 2016 and 2020, while there were 1,135 building permits issued over this timeframe. Most building permits were for single-family dwellings. The large number of building permits compared to households could indicate the construction of dwellings that are not occupied on a permanent basis (i.e., secondary homes) and/or that more people are moving to the Coast than have in the past. Recent influxes of residents moving from elsewhere to the Coast may not be fully accounted for in historical trends on which the projections are based.

Affordability

Like most communities across the province, the growth in household incomes has been increasingly outstripped by the increase in housing prices. Data from the Greater Vancouver Real Estate Board indicates that the Coast has seen a rapid increase in prices since 2014, a trend seen in many BC communities. If household incomes continued to grow at the same pace as they grew between the 2006 and 2016 censuses, between 2016 and 2019 they increased by approximately 11%. Over this same period, the average sales price for a detached dwelling increased by approximately 53%. Estimates of 2019 household incomes compared to 2019 sales prices show that the single-detached home is unaffordable for median incomes in nearly all Sunshine Coast communities, despite this being the most common type of home. Single-income households like lone parent families and individuals living alone (non-census families) are likely priced out of all ownership options. Household types with the highest median incomes may be able to afford to purchase a home in Sechelt or Gibsons, but are likely priced out of single-detached homes in the electoral areas.

Affordability of rentals has also worsened in recent years. In most communities, rents are affected by housing prices, as owners look to support their mortgage payments through renting. The cost of rent has increased substantially in recent years across in both the electoral areas and the municipalities, with West Howe Sound, Roberts Creek, and Halfmoon Bay reporting the highest average rents in 2020. In 2016, 40% or more of all renter households were living in unaffordable housing across the Coast.

Estimates of 2019 household incomes compared to 2019 sales prices show that the single-detached home is unaffordable for median incomes in nearly all Sunshine Coast communities.



In 2016, there were approximately 1,175 renter and 860 owner households in Core Housing Need across the Coast. These households are currently living in unacceptable conditions (i.e., overcrowded housing, housing in need of repairs) and cannot afford an acceptable alternative housing unit in their community based on median rents. As affordability has likely worsened since 2016, it is likely the number of households living in Core Housing Need has increased, as the cost of rent increased approximately 40%.

Sustainability concerns, such as water and energy efficiency, will need to be a strong component of any new development going forward.

As the municipal hubs of the Coast, Sechelt and Gibsons have the highest proportion of houses occupied by their usual residents and more diverse housing options, with townhouses and apartments that are more affordable than single-detached dwellings. As the population across the Coast continues to grow and age, it will be important for more diverse and affordable housing options, that are suited to the more rural character of these communities, to be developed in adjacent electoral areas like Roberts Creek and Elphinstone, to meet the needs of seniors who wish to age in place, young families, and workers. Additionally, sustainability concerns, such as water and energy efficiency, will need to be a strong component of any new development going forward in municipal or rural areas of the Sunshine Coast; however, this could have cost implications on the affordability of new housing.

Housing Supports

supports for seniors who wish to age in place or downsize from single-detached dwellings, which they are concerned about maintaining.

In 2018, there were 57 individuals counted as experiencing homelessness in Sechelt and Gibsons. Residents believe there is a need for more supports and transitional living options for individuals experiencing homelessness. Stakeholders recognized that while it is challenging to assess homelessness due to shifting seasonal patterns and hidden forms of homelessness like couchsurfing and living in unsafe conditions, it is clear that homelessness on the Coast has been increasing and becoming more visible in recent years. Anecdotal evidence and past studies indicate that homelessness tends to be more visible (i.e., street homelessness) in the municipalities, while hidden homelessness (i.e., people living in substandard housing or boats, couch surfing, camping, etc.) is more common in the electoral areas.

Stakeholders indicated the numbers of individuals experiencing mental health challenges such as addictions have been increasing across the Coast and that many require housing support.

Housing-at-a-Glance

Community Summaries

Sunshine Coast (“the Coast”) communities are located within the territories of the *shíshálh* and Skwxwú7mesh Nations. The Coast has been experiencing increasing housing pressures in recent years as the population grows, demographics shift, and market conditions change. In response, the Town of Gibsons, District of Sechelt, and Sunshine Coast Regional District (SCRD) partnered to undertake a regional housing needs assessment and prepare this Housing Needs Report. This report builds on previous work and supports ongoing work by local governments and other stakeholders to be part of the housing solution across the Coast. A region-wide approach improves understanding of connections between communities and provides for efficiencies in data collection, to better assess current and anticipate future housing needs. In 2018, the Provincial Government also introduced Housing Needs Reports legislation, requiring all local governments to collect and analyze data to identify current and future housing needs. This Report fulfills the provincial requirements and provides valuable information that can be used to inform future actions on housing and community planning.

The objectives were to:

- Build an understanding of current and future needs throughout the Housing Wheelhouse based on demographics, economic indicators, market conditions, and community engagement
- Assess and document the availability, affordability, suitability, and adequacy of existing housing stock
- Develop projections for household types and population growth to estimate the demand for future housing types
- Identify key issues and trends to inform future housing-related policies and initiatives

This report views housing on the Coast through the lens of the Housing Wheelhouse. The Wheelhouse, developed by the City of Kelowna in 2017, is a new way to think about different housing types and tenures. While traditionally housing in Canada has been considered a continuum, the Wheelhouse aims to re-imagine movement through the housing system as something non-linear, where residents may access different appropriate forms of housing at different stages of their life.

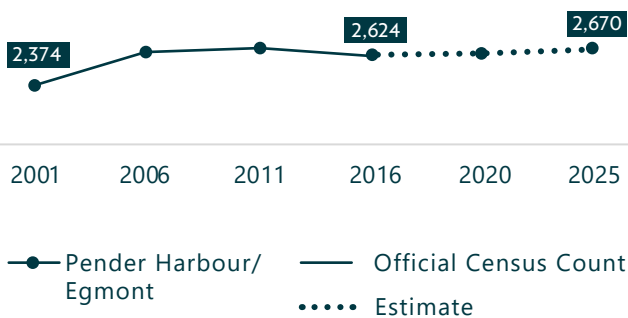


Data Summary | Pender Harbour / Egmont

Demographics

The demographic and economic conditions of a community directly influence its housing needs. This section provides an overview of the demographic and economic profile across the Coast, including but not limited to population growth, number of households and household characteristics, income, and employment.

► HISTORICAL AND PROJECTED POPULATION, 2006 TO 2025

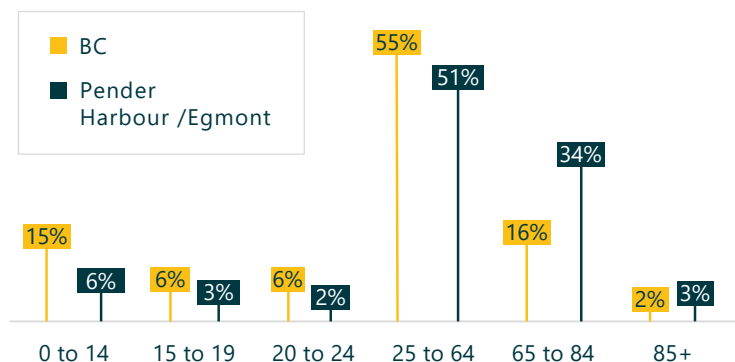


The population of Pender Harbour/Egmont remained constant between 2006 and 2016. Projections suggest that the rate of growth will be relatively slow in the coming years.

Because the latest Census was released in 2016, we can only estimate the current population. Estimates based on BC Stats projections suggest the 2020 population is approximately 2,647.

Pender Harbour/Egmont is experiencing the aging trend seen in most communities across Canada, as the proportion of seniors in the population increased between 2006 and 2016, a trend that is expected to continue. Over this time period Pender Harbour/Egmont experienced a 6% decrease in the population aged 0 to 19, the largest decrease for this age group in all communities across the Coast. At the same time there was a 5% decrease in the population aged 25 to 64 and an 11% increase in those aged 65 to 84. In 2016, Pender Harbour had the highest proportion of individuals aged 65 to 84, at 34%.

► PROPORTION OF POPULATION BY AGE GROUPS, 2016



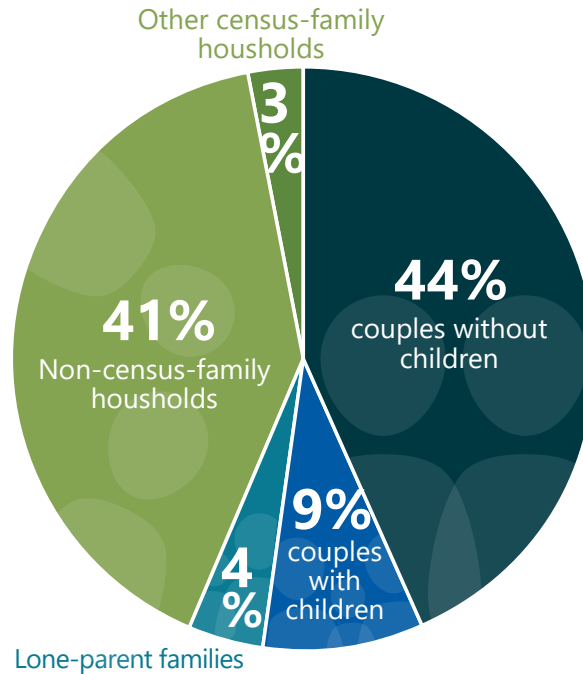
Households

In 2016, there were 1,385 households in Pender Harbour/Egmont. Between 2006 and 2016, the number of households increased by 145 households. In 2016, Pender Harbour/Egmont had the highest proportion of two-person households of communities across the Coast, with the highest proportions of couples without children, at 44%.

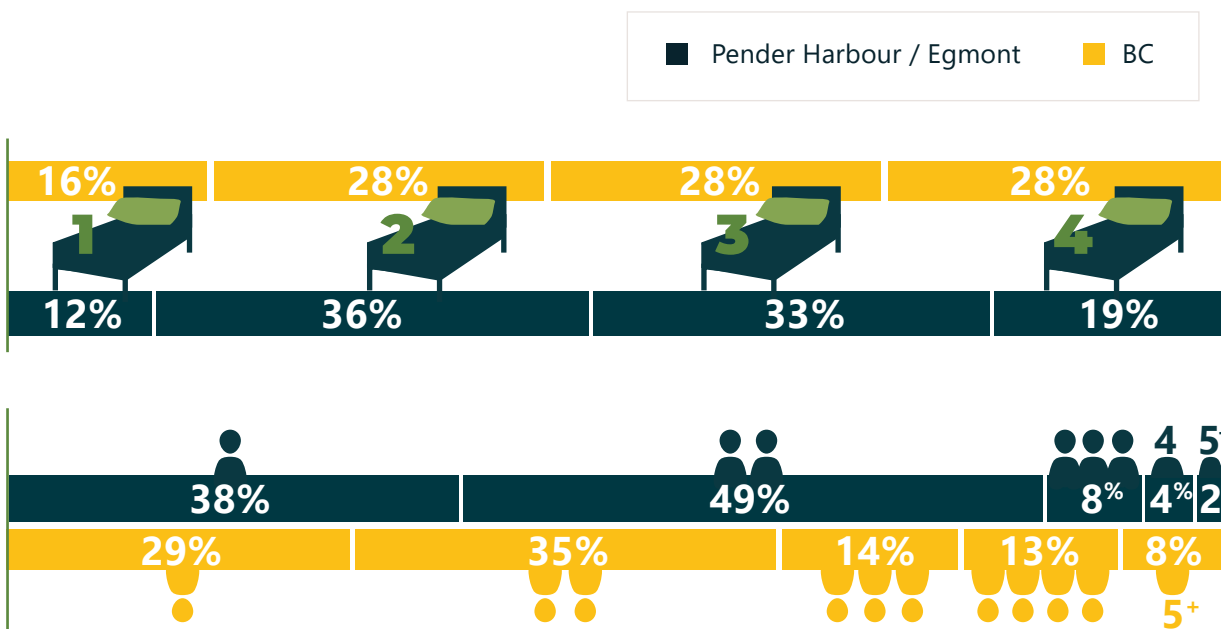
Housing Stock

In 2016, 69% of housing units in Pender Harbour/Egmont had two or three bedrooms. Only 12% of units were one-bedroom or studio units, while 38% of households were one-person households. This suggests some residents may have more space than they need (based on the National Occupancy Standard).

► PROPORTIONS OF HOUSEHOLDS BY TYPE, PENDER HARBOUR / EGMONT, 2016



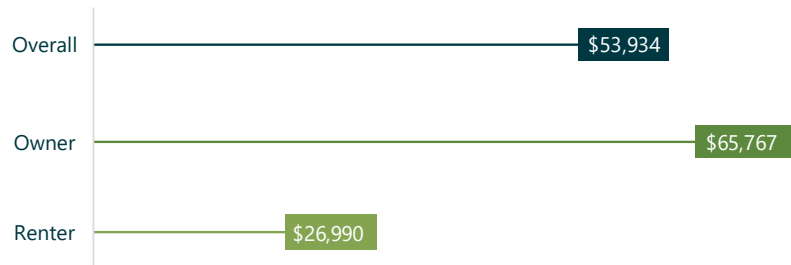
► PROPORTIONS OF DWELLINGS BY # OF BEDROOMS COMPARED TO PROPORTIONS OF HOUSEHOLDS BY SIZE, 2016



Income

The median household income in Pender Harbour/Egmont in 2016 was \$53,934, the lowest median income of all communities on the Coast. Typically, median income of renter households is substantially lower than that of owner households. In Pender Harbour/Egmont, median income for renters was 42% the median income of owners.

► MEDIAN HOUSEHOLD INCOMES BY TENURE, 2016



Housing Standards and Core Housing Need

Housing standards – affordability, suitability, and adequacy – are important when identifying areas of housing need in a community. In Pender Harbour/Egmont, affordability is the greatest challenge. In 2016, 42% of renter households and 16% of owner households had unaffordable shelter costs. Core Housing Need identifies households whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators and would have to spend 30% or more of their total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Core Housing Need is widely understood to be an underrepresentation of actual housing need. Some households are more likely to be in Core Housing Need than others. 51% of renter households were in Core Housing Need, compared to 13% of owner households, this is the highest proportion of owner households in Core Housing Need across all communities on the Coast.

- **Adequacy:** To be considered adequate, housing must be reported by residents as not requiring any major repairs.
- **Affordability:** To be considered affordable, housing costs must be less than 30% of total before-tax household income.
- **Suitability:** To be considered suitable, housing must have enough bedrooms for the size and composition of the household, according to National Occupancy Standard requirements.

In 2016,
there were:

145
Renter
households

+

205
Owner
households

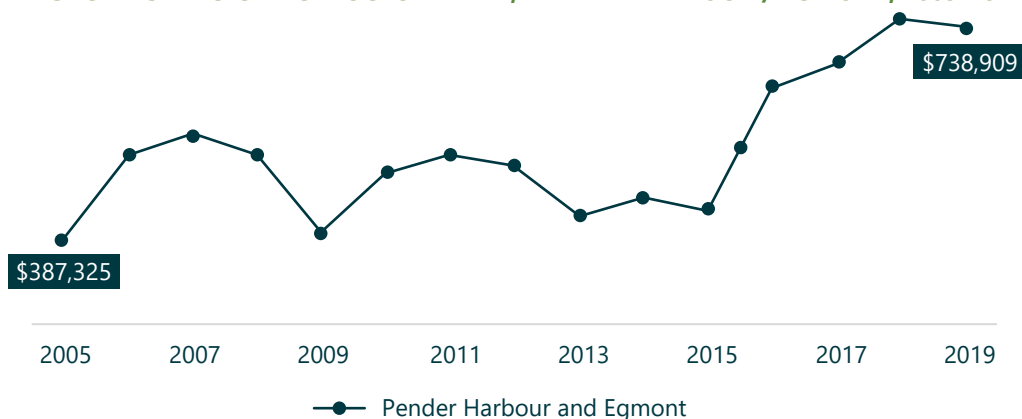
**IN CORE
HOUSING NEED**

Affordability of Ownership and Rentership

Homeownership

There are considerable gaps for all household types in affording single-detached homes in Pender Harbour / Egmont. In 2016, single-detached homes made up 88% of the housing in that community. Couples with children making the median income would need to spend approximately 39% of their monthly income on shelter costs; other census families would need to spend 40%.

▶ AVERAGE SALES PRICES BY STRUCTURE TYPE, PENDER HARBOUR / EGMONT, 2009 TO 2019



Homeownership is likely out of reach for median-earning couples without children, who would need to spend 47% of their monthly income to afford the average single-detached home. Median-earning single-income households like lone-parent and non-census families would need to spend 71% and 117% of their monthly income, respectively, to afford a single-detached home and may face gaps of more than \$2,000. In 2016, 41% of households in Pender Harbour / Egmont were non-census families and 4% were lone-parent households, meaning nearly half of the population is likely priced out of ownership.

▶ AFFORDABILITY GAP ANALYSIS FOR OWNERS IN PENDER HARBOUR / EGMONT

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Single-detached home (\$832,898)
Couples without children	\$100,728	\$2,518	-\$1,455
Couples with children	\$122,235	\$3,056	-\$918
Lone-parent families	\$67,211	\$1,680	-\$2,293
Non-census families	\$41,895	\$1,047	-\$2,926
Other census families	\$117,934	\$2,948	-\$1,025

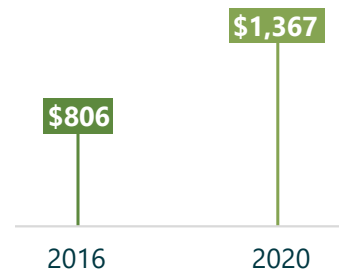


Rentership

A scan of rental postings conducted between March and May of 2020 found that the average posted monthly rental cost for Pender Harbour/Egmont was \$1,367.

There are considerable gaps for all household types in affording the average rental in Pender Harbour / Egmont. Single income households, like lone-parent families and non-census families face the greatest affordability gaps. Lone-parent households earning the median income would likely need to spend 59% of their income on monthly shelter costs, resulting in a gap of \$735. Non-census families would likely need to spend 95% of their monthly income on shelter costs, resulting in a gap of nearly \$1,000. Couples without children face moderate gaps and median-income earners would need to spend approximately 40% of their monthly income on rental costs. Median-earning couples with children and other census families are closer to the affordability threshold and would need to spend 33% and 43% of their monthly income on shelter costs, respectively. In 2016, 41% of households in Pender Harbour / Egmont were non-census families and 4% were lone-parent households, meaning nearly half of the population may be struggling to find affordable housing.

▶ SECONDARY RENTAL MARKET AVERAGE RENTAL COSTS ON MARCH 19 AND MAY 11, 2020



▶ AFFORDABILITY GAP ANALYSIS FOR RENTERS IN PENDER HARBOUR / EGMONT

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Overall Average (\$1,367 rent)
Couples without children	\$41,337	\$1,033	-\$1,455
Couples with children	\$50,164	\$1,254	-\$918
Lone-parent families	\$27,583	\$690	-\$2,293
Non-census families	\$17,193	\$430	-\$2,926
Other census families	\$48,399	\$1,210	-\$1,025

Sources:

Statistics Canada: 2006, 2011, and 2016 Censuses and 2011 National Household Survey
 Canada Mortgage and Housing Corporation: Rental Market Survey
 Greater Vancouver Real Estate Board
 Sunshine Coast Regional District Building Permit Statistics

Key Areas of Local Need

Affordable Housing

Housing indicators show that affordability has been and continues to be the most significant issue, with 16% of owner, or 175 households, and 42% of renter, or 80 households living in unaffordable housing in 2016. Increases in the cost of home ownership continue to outpace growth in median incomes. Households earning the median income are likely unable to afford a single-detached home at recent average sales prices, while this form of home comprises the majority of housing in the community.

Rental Housing

Community engagement suggests that there is high demand for rental housing, which is not being met by the current supply of rental options across the Coast. In 2016, 41% of homes in Pender Harbour / Egmont were not occupied by their usual resident; these homes are either vacant or rented out on a temporary or short-term basis. Renter households have much lower median incomes than owners and are more likely to be in Core Housing Need, with 51%, or 100 in Core Housing Need in 2016. Cost of rent has risen substantially in recent years reaching approximately \$1,367 in 2020; renter households making the median income are likely unable to afford average rent. This is especially a challenge for single income households, like lone-parents and individuals living alone.

Special Needs Housing

Community engagement results suggest there are long waitlists for housing supports across all groups, including individuals with physical and mental health challenges. There are limited housing options for these individuals, who often face additional barriers when looking for appropriate housing and may be looking to the limited primary rental market for secure housing. There are no primary rental market units in Pender Harbour / Egmont and stakeholders indicated there is a need for more supportive housing in Pender Harbour.

Housing for Seniors

At 60.5 years old, Pender Harbour / Egmont had the highest median age of all electoral areas and municipalities on the Coast in 2016. For comparison, the median for BC was 43.0 years old. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. While adults over 65 comprised 37% of Pender Harbour / Egmont's population in 2016, projections suggest they could comprise more than 38% by 2025. As the population continues to age, there will be increased need for affordable smaller units in accessible housing forms and supports to meet the needs of seniors living alone, or older couples whose children have left home who are looking for affordable options. These households are likely to face large affordability gaps in both the rental and ownership markets.

Housing for Families

Across the Coast, although most housing is in the form of single-family homes, community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms). Median-earning households with children are likely unable to afford ownership or rental housing in Pender Harbour / Egmont.

Supports for Individuals Experiencing Homelessness and Housing Insecurity

Across the Coast, stakeholders indicated that homelessness is on the rise. Hidden homelessness was specifically identified as a challenge in Pender Harbour / Egmont, with need for some form of local emergency shelter or support. Seniors and at-risk youth were identified as vulnerable groups more commonly experiencing homelessness in Pender Harbour.

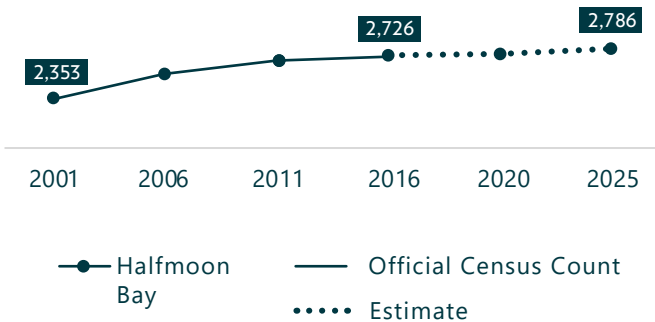
Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full.

Data Summary | Halfmoon Bay

Demographics

The demographic and economic conditions of a community directly influence its housing needs. This section provides an overview of the demographic and economic profile across the Coast, including but not limited to population growth, number of households and household characteristics, income, and employment.

► HISTORICAL AND PROJECTED POPULATION, 2006 TO 2025

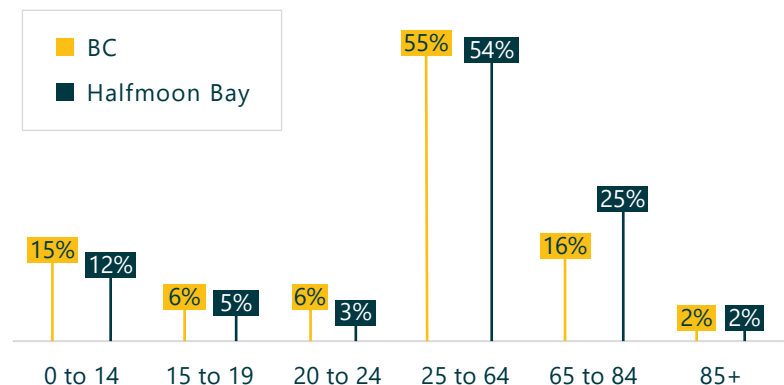


The population of Halfmoon Bay grew by 6% between 2006 and 2016, compared to 8% growth across the Coast as a whole. Projections suggest this rate of growth will level off in the coming years.

Because the latest Census was released in 2016, we can only estimate the current population. Estimates based on BC Stats projections suggest the 2020 population is approximately 2,756.

Halfmoon Bay is experiencing the aging trend seen in most communities across Canada, as the proportion of seniors in the population increased between 2006 and 2016, a trend that is expected to continue. Over this time period Halfmoon Bay experienced a 5% decrease in the population aged 0 to 19 and an 8% increase in those aged 65 to 84.

► PROPORTION OF POPULATION BY AGE GROUPS, 2016



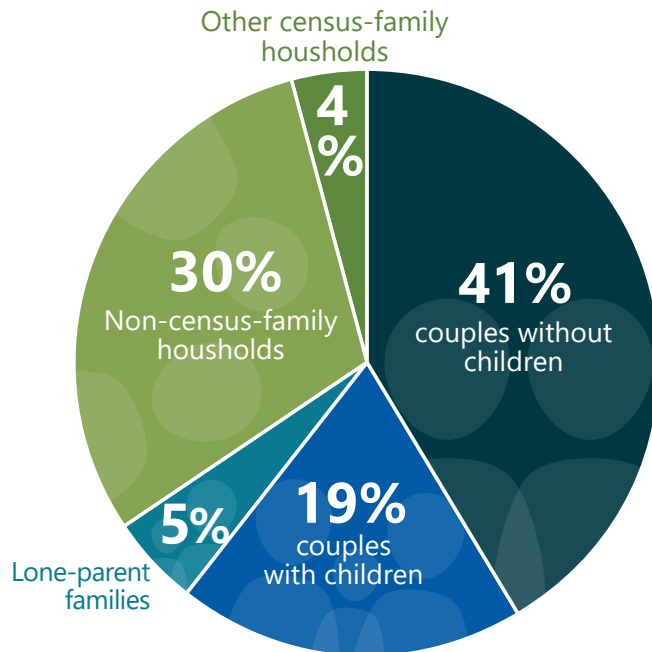
Households

In 2016, there were 1,250 households in the Halfmoon Bay. Between 2006 and 2016, the number of households increased by 125 households. In 2016, Halfmoon Bay had a high proportion of one and two-person households, with 41% of households being made up of couples without children and 30% non-census-family households.

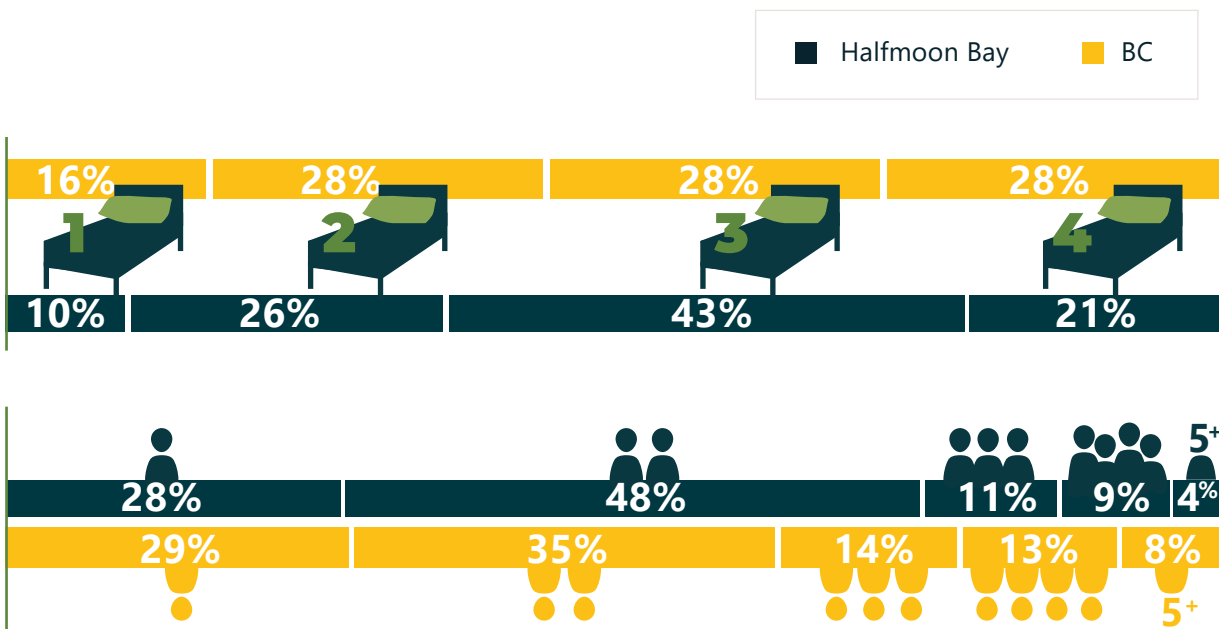
Housing Stock

In 2016, 69% of housing units in Halfmoon Bay had two or three bedrooms. Only 10% of units were one-bedroom or studio units, while 28% of households were one-person households. This suggests some residents may have more space than they need (based on the National Occupancy Standard).

► PROPORTIONS OF HOUSEHOLDS BY TYPE, HALFMOON BAY, 2016



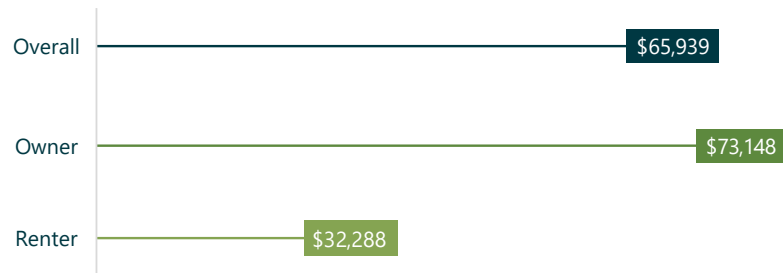
► PROPORTIONS OF DWELLINGS BY # OF BEDROOMS COMPARED TO PROPORTIONS OF HOUSEHOLDS BY SIZE, 2016



Income

The median household income in Halfmoon Bay in 2016 was \$65,939. Typically, median income of renter households is substantially lower than that of owner households. In Halfmoon Bay, median income for renters was 45% the median income of owners.

► MEDIAN HOUSEHOLD INCOMES BY TENURE, 2016



Housing Standards and Core Housing Need

Housing standards – affordability, suitability, and adequacy – are important when identifying areas of housing need in a community. In Halfmoon Bay, affordability is the greatest challenge. In 2016, 50% of renter households and 18% of owner households had unaffordable shelter costs. Core Housing Need identifies households whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators and would have to spend 30% or more of their total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Core Housing Need is widely understood to be an underrepresentation of actual housing need. Some households are more likely to be in Core Housing Need than others. 40% of renter households were in Core Housing Need, compared to 6% of owner households.

- **Adequacy:** To be considered adequate, housing must be reported by residents as not requiring any major repairs.
- **Affordability:** To be considered affordable, housing costs must be less than 30% of total before-tax household income.
- **Suitability:** To be considered suitable, housing must have enough bedrooms for the size and composition of the household, according to National Occupancy Standard requirements.

In 2016,
there were:

135
Renter
households

+

90
Owner
households

IN CORE HOUSING NEED

Affordability of Ownership and Rentership

Homeownership

There are considerable gaps for all household types in affording single-detached homes in Halfmoon Bay. In 2016, single-detached homes made up 96% of the housing in that community.

Other census families, who may have multiple incomes due to multi-generational or other living arrangements, face the lowest gaps in affording the average single-detached home at 2019 prices. This household type would have to spend 35% of their monthly income on shelter costs. Couples with children making the median income face the second-lowest gap; these households would need to spend approximately 37% of their monthly income on shelter costs.

Homeownership is likely out of reach for median-earning couples without children, who would need to spend 48% of their monthly income to afford the average single-detached home. Median-earning single-income households like lone-parent and non-census families would need to spend approximately all of their monthly income to be able to afford a single-detached home, facing gaps of close to \$3,000. In 2016, 30% of households in Halfmoon Bay were non-census families and 5% were lone-parent households who are likely priced out of ownership. This community had the third highest proportion of couples with children (19%), who still face significant affordability gaps when looking to buy a home.

► AFFORDABILITY GAP ANALYSIS FOR OWNERS IN HALFMOON BAY

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Single-detached home (\$801,765)
Couples without children	\$95,979	\$2,399	-\$1,462
Couples with children	\$125,554	\$3,139	-\$723
Lone-parent families	\$47,595	\$1,190	-\$2,672
Non-census families	\$44,286	\$1,107	-\$2,755
Other census families	\$130,808	\$3,270	-\$592



Rentership

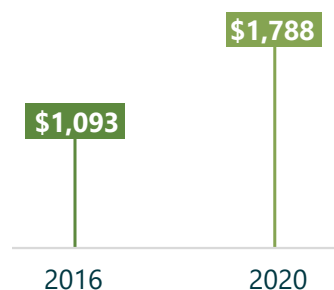
A scan of rental postings conducted between March and May of 2020 found that the average posted monthly rental cost for Halfmoon Bay was \$1,788.

There are considerable gaps for all household types in affording the average rental in Halfmoon Bay. Single income households, like lone-parent families and non-census families face the greatest affordability gaps. Both of these household types earning the median income would need to spend more than 100% of their income on monthly shelter costs, resulting in gaps of more than \$1,300 per month.

Couples without children also face significant gaps in Halfmoon Bay; median income earners would need to spend 51% of their monthly income to afford the average rental. Median-earning couples with children and other census families are closer to the affordability threshold but would still need to spend 39% and 37% of their monthly income on shelter costs, respectively.

In 2016, 30% of households in Halfmoon Bay were non-census families, 5% were lone-parent households, and 41% were couples without children. This means that more than three-quarters of the population is likely struggling to find affordable rental options.

▶ SECONDARY RENTAL MARKET AVERAGE RENTAL COSTS ON MARCH 19 AND MAY 11, 2020



▶ AFFORDABILITY GAP ANALYSIS FOR RENTERS IN HALFMOON BAY

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Overall Average (\$1,788 rent)
Couples without children	\$42,366	\$1,059	-\$787
Couples with children	\$55,421	\$1,386	-\$460
Lone-parent families	\$21,009	\$525	-\$1,321
Non-census families	\$19,548	\$489	-\$1,357
Other census families	\$57,740	\$1,443	-\$403

Sources:

Statistics Canada: 2006, 2011, and 2016 Censuses and 2011 National Household Survey
 Canada Mortgage and Housing Corporation: Rental Market Survey
 Greater Vancouver Real Estate Board
 Sunshine Coast Regional District Building Permit Statistics

Key Areas of Local Need

Affordable Housing

Housing indicators show that affordability has been and continues to be the most significant issue, with 18% of owner, or 180 households, and 50% of renter, or 100 households living in unaffordable housing in 2016. Increases in the cost of home ownership continue to outpace growth in median incomes. Households earning the median income are likely unable to afford a single-detached home at recent average sales prices, while this form of home comprises the majority of housing in the community.

Rental Housing

Community engagement suggests that there is high demand for rental housing, which is not being met by the current supply of rental options across the Coast. In 2016, 29% of homes in Halfmoon Bay were not occupied by their usual resident; these homes are either vacant or rented out on a temporary or short-term basis. Renter households have much lower median incomes than owners and are more likely to be in Core Housing Need, with 40%, or 80 in Core Housing Need in 2016. Cost of rent has risen substantially in recent years, reaching approximately \$1,788 in 2020; renter households making the median income are likely unable to afford average rent. This is especially a challenge for single income households, like lone-parents and individuals living alone.

Special Needs Housing

Community engagement results suggest there are long waitlists for housing supports across all groups, including individuals with physical and mental health challenges. There are limited housing options for these individuals, who often face additional barriers when looking for appropriate housing and may be looking to the limited primary rental market for secure housing. There are no primary rental market units in Halfmoon Bay.

Housing for Seniors

The median age in Halfmoon Bay was 55.0 in 2016. For comparison, the median for BC was 43.0 years old. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. While adults over 65 comprised 27% of Halfmoon Bay's population in 2016, projections suggest they could comprise 28% by 2025. As the population continues to age, there will be increased need for affordable smaller units in accessible housing forms and supports to meet the needs of seniors living alone, or older couples whose children have left home who are looking for affordable options. These households are likely to face large affordability gaps in both the rental and ownership markets.

Housing for Families

Across the Coast, although most housing is in the form of single-family homes, community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms). Median-earning households with children are likely unable to afford ownership or rental housing in Halfmoon Bay.

Supports for Individuals Experiencing Homelessness and Housing Insecurity

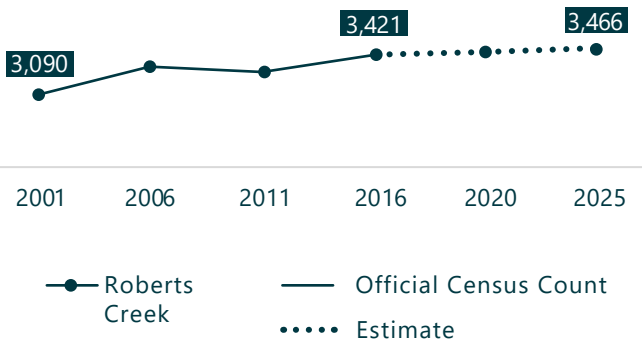
- Across the Coast, stakeholders indicated that homelessness is on the rise. In Halfmoon Bay, homelessness is more likely to be in hidden forms, such as people living in substandard housing, boats, camping, couching, etc.).
- Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full.

Data Summary | Roberts Creek

Demographics

The demographic and economic conditions of a community directly influence its housing needs. This section provides an overview of the demographic and economic profile across the Coast, including but not limited to population growth, number of households and household characteristics, income, and employment.

▶ HISTORICAL AND PROJECTED POPULATION, 2006 TO 2025

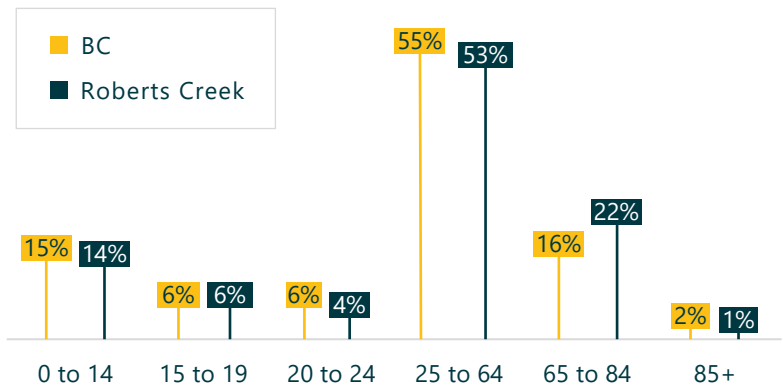


The population of Roberts Creek grew by 3% between 2006 and 2016, compared to 8% growth across the Coast as a whole. Projections suggest this rate of growth will level off in the coming years.

Because the latest Census was released in 2016, we can only estimate the current population. Estimates based on BC Stats projections suggest the 2020 population is approximately 3,443.

Roberts Creek is experiencing the aging trend seen in most communities across Canada, as the proportion of seniors in the population increased between 2006 and 2016, a trend that is expected to continue. However, Roberts Creek has the second highest proportion of youth aged 0 to 19. Still between 2006 and 2016, Roberts Creek experienced a 6% decrease in the population aged 0 to 19 and an 12% increase in those aged 65 to 84, the highest proportional increase in this age group across all communities on the Coast.

▶ PROPORTION OF POPULATION BY AGE GROUPS, 2016



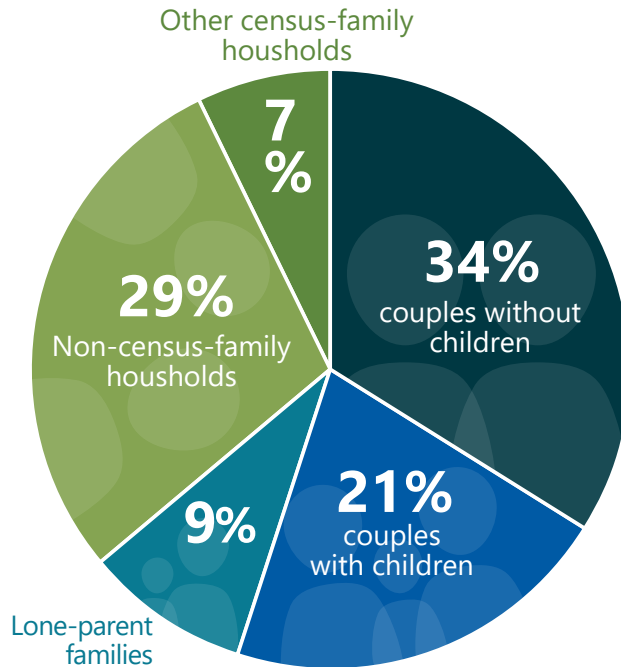
Households

In 2016, there were 1,505 households in Roberts Creek. Between 2006 and 2016, the number of households increased by 150 households. In 2016, Roberts Creek, along with Elphinstone, had the largest average household size at 2.3 persons. Related to the larger household size and higher proportion of youth, Roberts Creek had larger proportions of households with more than two people compared to other communities.

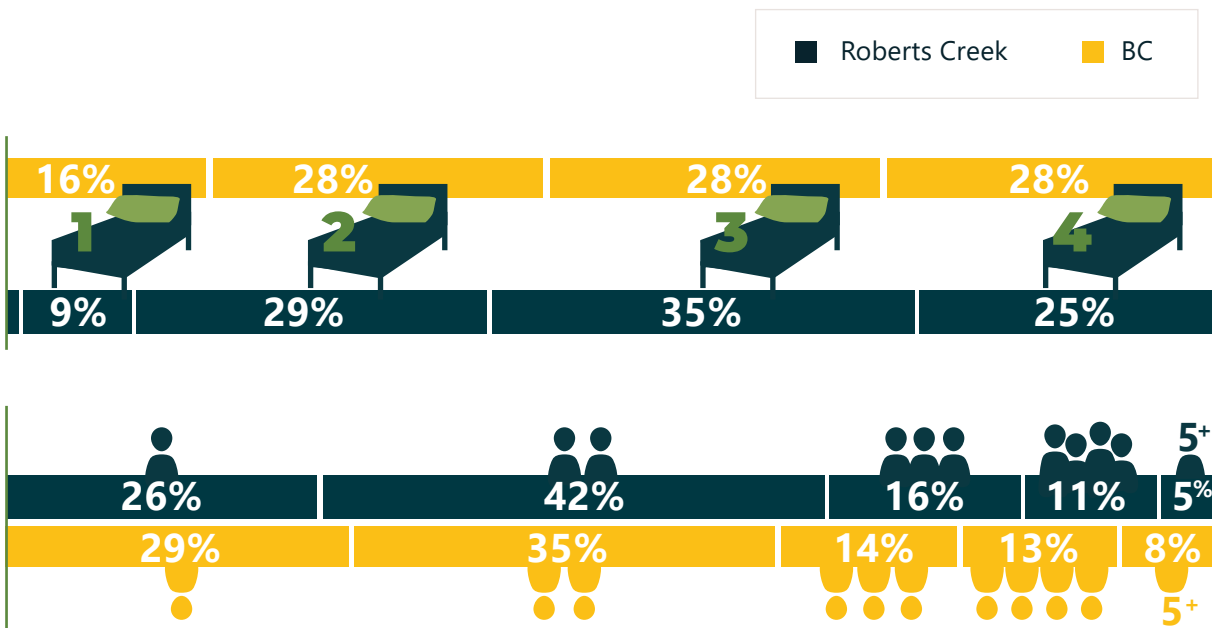
Housing Stock

In 2016, 64% of housing units in Roberts Creek had two or three bedrooms. Only 9% of units were one-bedroom or studio units, while 26% of households were one-person households. This suggests some residents may have more space than they need (based on the National Occupancy Standard).

► PROPORTIONS OF HOUSEHOLDS BY TYPE, ROBERTS CREEK, 2016



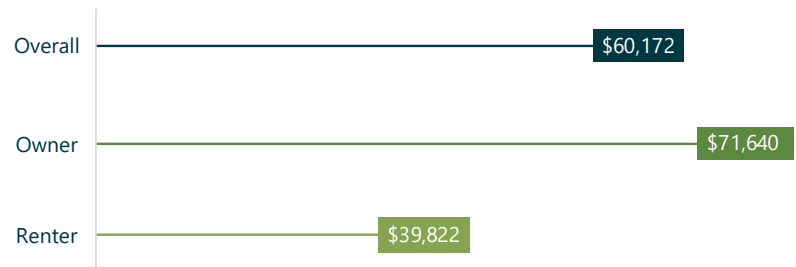
► PROPORTIONS OF DWELLINGS BY # OF BEDROOMS COMPARED TO PROPORTIONS OF HOUSEHOLDS BY SIZE, 2016



Income

The median household income in Roberts Creek in 2016 was \$60,172. Typically, median income of renter households is substantially lower than that of owner households. In Roberts Creek, median income for renters was 56% the median income of owners.

► MEDIAN HOUSEHOLD INCOMES BY TENURE, 2016



Housing Standards and Core Housing Need

Housing standards – affordability, suitability, and adequacy – are important when identifying areas of housing need in a community. In Roberts Creek, affordability is the greatest challenge. In 2016, 44% of renter households and 17% of owner households had unaffordable shelter costs. Core Housing Need identifies households whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators and would have to spend 30% or more of their total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Core Housing Need is widely understood to be an underrepresentation of actual housing need. Some households are more likely to be in Core Housing Need than others. 44% of renter households were in Core Housing Need, compared to 11% of owner households.

- **Adequacy:** To be considered adequate, housing must be reported by residents as not requiring any major repairs.
- **Affordability:** To be considered affordable, housing costs must be less than 30% of total before-tax household income.
- **Suitability:** To be considered suitable, housing must have enough bedrooms for the size and composition of the household, according to National Occupancy Standard requirements.

In 2016,
there were:

190
Renter
households

+

160
Owner
households

IN CORE HOUSING NEED

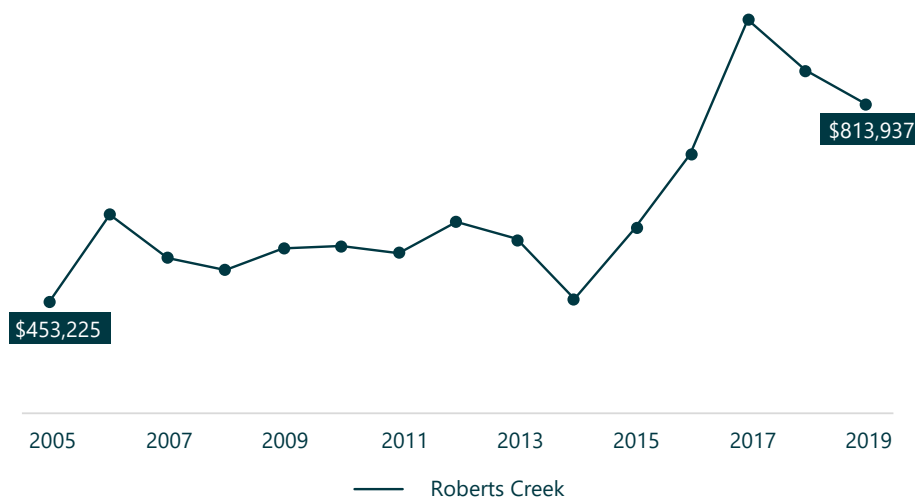
Affordability of Ownership and Rentership

Homeownership

Due to the higher average sales price of single-detached homes, median-earning households in Roberts Creek face the largest gaps across the Sunshine Coast in affording housing. In 2016, single-detached homes made up 91% of the housing in Roberts Creek.

All households making the median income face gaps of \$1,500 or more affording the average single-detached home in 2019. Homeownership is likely out of reach for all household types, including median-earning couples without children, who would need to spend 62% of their monthly income to afford the average single-detached home. Median-earning single-income households like lone-parent and non-census families would need to spend more than 100% of their monthly income to be able to afford a single-detached home, facing gaps of more than \$3,000.

► AVERAGE SALES PRICES BY STRUCTURE TYPE, ROBERTS CREEK, 2009 TO 2019



Roberts Creek has the highest proportion of lone-parent families of all communities, with 9% of households being this type in 2016. While this community may be desirable to this household type, they are likely priced out of homeownership. Roberts Creek also has a high proportion of couples with children (21%), who may be looking to enter the ownership market but likely face significant affordability challenges.



► AFFORDABILITY GAP ANALYSIS FOR OWNERS IN ROBERTS CREEK

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Single-detached home (\$1,021,148)
Couples without children	\$92,916	\$2,323	-\$2,491
Couples with children	\$132,351	\$3,309	-\$1,505
Lone-parent families	\$54,947	\$1,374	-\$3,440
Non-census families	\$37,120	\$928	-\$3,886
Other census families	\$118,229	\$2,956	-\$1,858

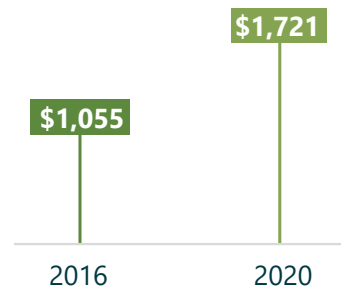
Rentership

Although more affordable compared to rental housing in the other electoral areas, there are considerable gaps for median-earning single income households in affording the average rental in Roberts Creek.

Lone-parent families would need to spend 68% of their income on monthly shelter costs, while non-census families would need to spend 100%, resulting in gaps of more than \$1,000 per month. Roberts Creek had the highest proportion (9%) of lone-parent families in 2016 who likely face challenges finding affordable and suitable rental options. Couples without children also face significant gaps in Roberts Creek; median income earners would need to spend 40% of their monthly income to afford the average rental.

While median-earning couples with children would likely be able to afford a rental Roberts Creek, it is important to remember that half of households of this type will make less than the median household income. Roberts Creek had a higher proportion of couples with children than most other Coast communities in 2016.

► SECONDARY RENTAL MARKET AVERAGE RENTAL COSTS ON MARCH 19 AND MAY 11, 2020



► AFFORDABILITY GAP ANALYSIS FOR RENTERS IN ROBERTS CREEK

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Overall Average (\$1,721 rent)
Couples without children	\$51,649	\$1,291	-\$488
Couples with children	\$73,569	\$1,839	\$60
Lone-parent families	\$30,543	\$764	-\$1,015
Non-census families	\$20,634	\$516	-\$1,263
Other census families	\$65,719	\$1,643	-\$136

Roberts Creek

Sources:

Statistics Canada: 2006, 2011, and 2016 Censuses and 2011 National Household Survey
 Canada Mortgage and Housing Corporation: Rental Market Survey
 Greater Vancouver Real Estate Board
 Sunshine Coast Regional District Building Permit Statistics



Key Areas of Local Need

Affordable Housing

Housing indicators show that affordability has been and continues to be the most significant issue, with 17% of owner, or 180 households, and 44% of renter, or 140 households living in unaffordable housing in 2016. Increases in the cost of home ownership continue to outpace growth in median incomes. Households earning the median income are likely unable to afford a single-detached home at recent average sales prices, while this form of home comprises the majority of housing in the community.

Rental Housing

Community engagement suggests that there is high demand for rental housing, which is not being met by the current supply of rental options across the Coast. In 2016, 85% of homes in Roberts Creek were occupied by their usual resident, meaning these homes are occupied by their owner or a long-term rental tenant. Renter households have much lower median incomes than owners and are more likely to be in Core Housing Need, with 44%, or 140 in Core Housing Need in 2016. Cost of rent has risen substantially in recent years, reaching approximately \$1,721 in 2020. Couples with children making the median income and looking to rent in Roberts Creek may be able afford the average rental, while all other household types are likely unable to afford this. This is especially a challenge for single income households, like lone-parents and individuals living alone.

Special Needs Housing

Community engagement results suggest there are long waitlists for housing supports across all groups, including individuals with physical and mental health challenges. There are limited housing options for these individuals, who often face additional barriers when looking for appropriate housing and may be looking to the limited primary rental market for secure housing. There are no primary rental market units in Roberts Creek.

Housing for Seniors

At 50.7 years old, Roberts Creek had one of the lower median ages of all electoral areas and municipalities on the Coast in 2016.

At the same time, this is much higher than the median for BC, which was 43.0 years old in 2016. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. While adults over 65 comprised 23% of Roberts Creek's population in 2016, projections suggest they could comprise 25% by 2025. As the population continues to age, there will be increased need for affordable smaller units in accessible housing forms and supports to meet the needs of seniors living alone, or older couples whose children have left home who are looking for affordable options. These households are likely to face large affordability gaps in both the rental and ownership markets.

Housing for Families

Across the Coast, although most housing is in the form of single-family homes, community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms). While homeownership is likely out of reach for couples with children, they may be able to afford the average cost of rent in Roberts Creek. Lone-parent households earning the median income face large affordability gaps when looking at both ownership and rental housing.

Supports for Individuals Experiencing Homelessness and Housing Insecurity

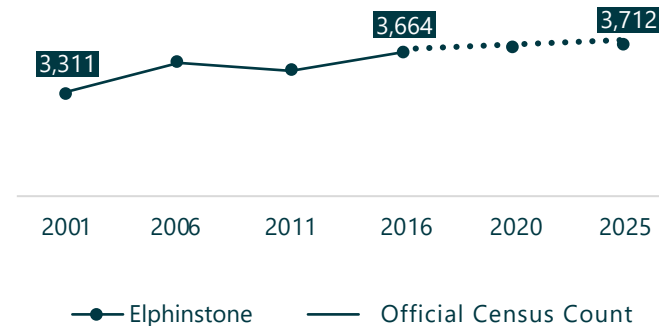
- Across the Coast, stakeholders indicated that homelessness is on the rise. In Roberts Creek, homelessness is more likely to be in hidden forms, such as people living in substandard housing, boats, camping, couching, etc.). Anecdotal evidence and past studies suggest that transient youth are more common in Roberts Creek compared to other communities.
- Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full.

Data Summary | Elphinstone

Demographics

The demographic and economic conditions of a community directly influence its housing needs. This section provides an overview of the demographic and economic profile across the Coast, including but not limited to population growth, number of households and household characteristics, income, and employment.

► HISTORICAL AND PROJECTED POPULATION, 2006 TO 2025

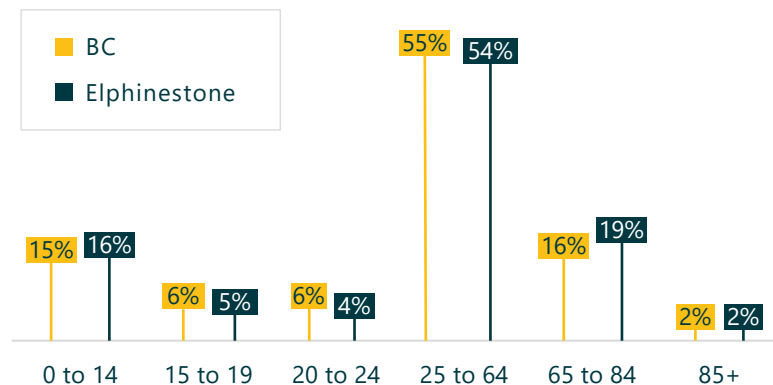


The population of Elphinstone grew by 3% between 2006 and 2016, compared to 8% growth across the Coast as a whole. Projections suggest this rate of growth will level off in the coming years.

Because the latest Census was released in 2016, we can only estimate the current population. Estimates based on BC Stats projections suggest the 2020 population is approximately 3,688.

Elphinstone is experiencing the aging trend seen in most communities across Canada, as the proportion of seniors in the population increased between 2006 and 2016, a trend that is expected to continue. However, Elphinstone also has the highest proportion of youth aged 0 to 19. Still between 2006 and 2016, Elphinstone experienced a 5% decrease in the population aged 0 to 19 and an 8% increase in those aged 65 to 84.

► PROPORTION OF POPULATION BY AGE GROUPS, 2016

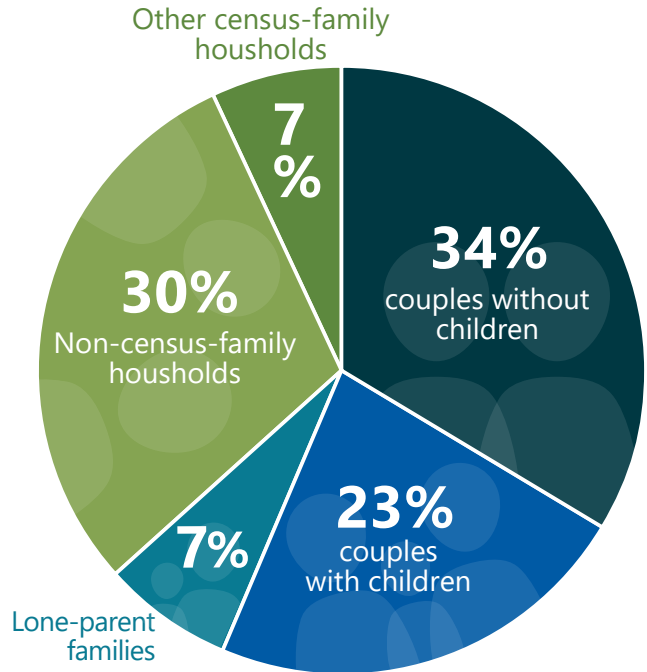


Elphinstone

Households

In 2016, there were 1,550 households in Elphinstone. Between 2006 and 2016, the number of households increased by 135 households. In 2016, Elphinstone along with Roberts Creek, had the largest average household size at 2.3 persons. Related to the larger household size and higher proportion of youth, Elphinstone had the largest proportions of households with more than two people, at 33% and the largest proportion of couples with children at 23%.

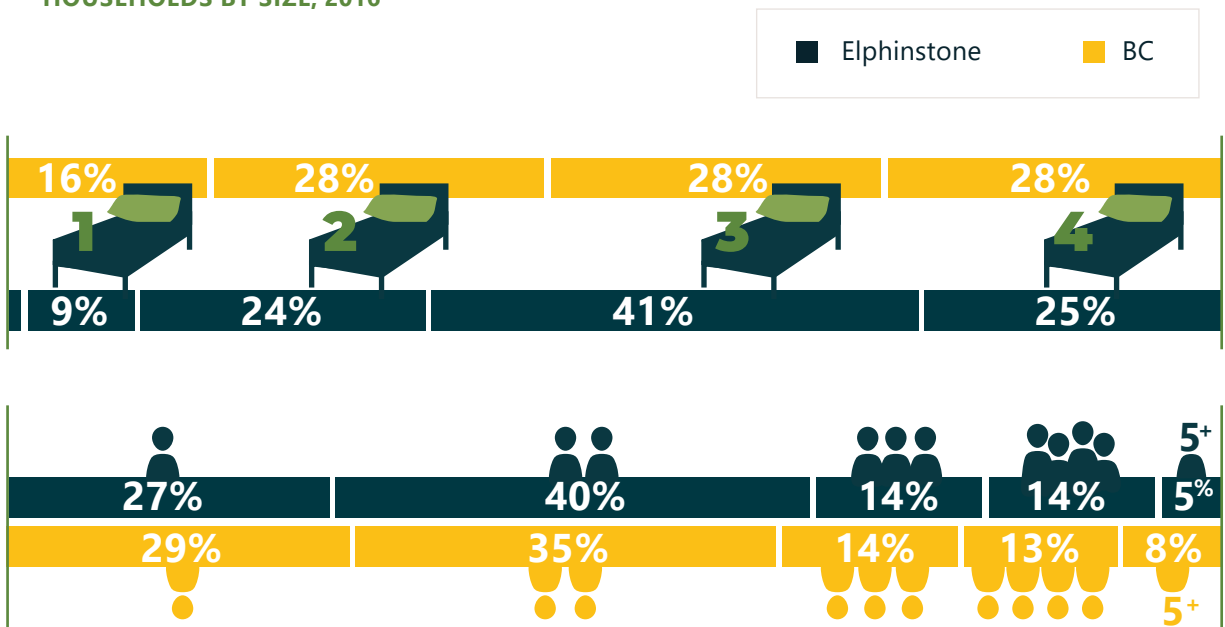
► PROPORTIONS OF HOUSEHOLDS BY TYPE, ELPHINSTONE, 2016



Housing Stock

In 2016, 65% of housing units in Elphinstone had two or three bedrooms. Only 9% of units were one-bedroom or studio units, while 27% of households were one-person households. This suggests some residents may have more space than they need (based on the National Occupancy Standard).

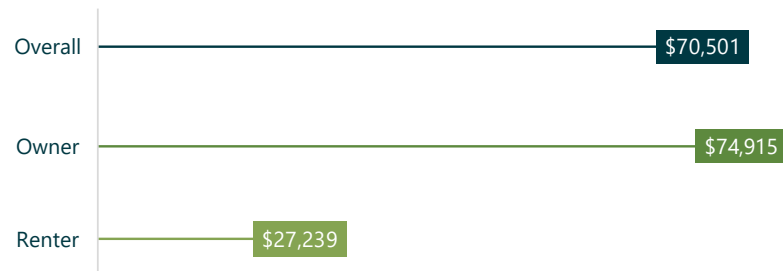
► PROPORTIONS OF DWELLINGS BY # OF BEDROOMS COMPARED TO PROPORTIONS OF HOUSEHOLDS BY SIZE, 2016



Income

The median household income in Elphinstone in 2016 was \$70,501. Typically, median income of renter households is substantially lower than that of owner households. In Elphinstone, median income for renters was 36% the median income of owners, the greatest income gap between owner and renter households on the Coast.

► MEDIAN HOUSEHOLD INCOMES BY TENURE, 2016



Housing Standards and Core Housing Need

Housing standards – affordability, suitability, and adequacy – are important when identifying areas of housing need in a community. In Elphinstone, affordability is the greatest challenge. In 2016, 50% of renter households and 14% of owner households had unaffordable shelter costs. Core Housing Need identifies households whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators and would have to spend 30% or more of their total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Core Housing Need is widely understood to be an underrepresentation of actual housing need. Some households are more likely to be in Core Housing Need than others. 47% of renter households were in Core Housing Need, compared to 5% of owner households.

- **Adequacy:** To be considered adequate, housing must be reported by residents as not requiring any major repairs.
- **Affordability:** To be considered affordable, housing costs must be less than 30% of total before-tax household income.
- **Suitability:** To be considered suitable, housing must have enough bedrooms for the size and composition of the household, according to National Occupancy Standard requirements.

In 2016,
there were:

190
Renter
households

+

70
Owner
households

IN CORE HOUSING NEED



Affordability of Ownership and Rentership

Homeownership

Although relatively more affordable compared to the other electoral areas, median-earning households still face gaps in affording single-detached homes in Elphinstone. In 2016, single-detached homes made up 92% of the housing in that community. Couples with children and other census families are close to the threshold in affording the average single-detached home at 2019 prices. Couples with children earning the median income would likely need to spend 32% of their monthly income on shelter costs, while other census families would need to spend 33%.

Homeownership is likely out of reach for median-earning couples without children, who would need to spend 48% of their monthly income to afford the average single-detached home. Median-earning single-income households like lone-parent and non-census families would need to spend 68% and 105% of their monthly income, respectively, to afford a single-detached home and may face gaps of more than \$2,000. In 2016, 30% of households in Elphinstone were non-census families and 7% were lone-parent households who are likely priced out of ownership.

► AFFORDABILITY GAP ANALYSIS FOR OWNERS IN ELPHINSTONE

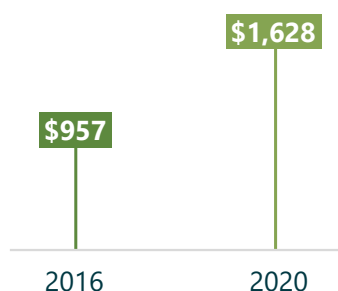
	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Single-detached home (\$778,622)
Couples without children	\$94,950	\$2,374	-\$1,391
Couples with children	\$141,401	\$3,535	-\$229
Lone-parent families	\$66,701	\$1,668	-\$2,097
Non-census families	\$43,188	\$1,080	-\$2,685
Other census families	\$137,882	\$3,447	-\$317

Rentership

There are considerable gaps for all household types in affording the average rental in Elphinstone. Single income households, like lone-parent families and non-census families face the greatest affordability gaps. Lone-parent households earning the median income would likely need to spend 80% of their income on monthly shelter costs, resulting in a gap of \$1,078. Non-census families would likely need to spend 124% of their monthly income on shelter costs, resulting in a gap of nearly \$1,300. Couples without children also face significant gaps in Elphinstone; median income earners would need to spend 56% of their monthly income to afford the average rental, a gap of \$820. In 2016, 7% of households in the community were lone parents, 30% were non-census families, and 34% were couples without children. This suggests that approximately 71% of the households may be unable to find affordable rental housing in the community.

Median-earning couples with children and other census families are closer to the affordability threshold but would still need to spend 38% and 39% of their monthly income on shelter costs, respectively. At 23%, Elphinstone had the largest proportion of couples with children compared to other Coast communities in 2016.

▶ SECONDARY RENTAL MARKET AVERAGE RENTAL COSTS ON MARCH 19 AND MAY 11, 2020



▶ AFFORDABILITY GAP ANALYSIS FOR RENTERS IN ELPHINSTONE

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Overall Average (\$1,628 rent)
Couples without children	\$34,638	\$866	-\$820
Couples with children	\$51,583	\$1,290	-\$396
Lone-parent families	\$24,333	\$608	-\$1,078
Non-census families	\$15,755	\$394	-\$1,292
Other census families	\$50,299	\$1,257	-\$429

Sources:

Statistics Canada: 2006, 2011, and 2016 Censuses and 2011 National Household Survey
 Canada Mortgage and Housing Corporation: Rental Market Survey
 Greater Vancouver Real Estate Board
 Sunshine Coast Regional District Building Permit Statistics



Key Areas of Local Need

Affordable Housing

Housing indicators show that affordability has been and continues to be the most significant issue, with 14% of owner, or 175 households, and 50% of renter, or 125 households living in unaffordable housing in 2016. Increases in the cost of home ownership continue to outpace growth in median incomes. Households earning the median income are likely unable to afford a single-detached home at recent average sales prices, while this form of home comprises the majority of housing in the community.

Rental Housing

Community engagement suggests that there is high demand for rental housing, which is not being met by the current supply of rental options across the Coast. In 2016, 94% of homes in Elphinstone were occupied by their usual resident, meaning these homes are occupied by their owner or a long-term rental tenant. Renter households have much lower median incomes than owners and are more likely to be in Core Housing Need, with 47%, or 115 in Core Housing Need in 2016. Cost of rent has risen substantially in recent years, reaching approximately \$1,928 in 2020; renter households making the median income are likely unable to afford average rent. This is especially a challenge for single income households, like lone-parents and individuals living alone.

Special Needs Housing

Community engagement results suggest there are long waitlists for housing supports across all groups, including individuals with physical and mental health challenges. There are limited housing options for these individuals, who often face additional barriers when looking for appropriate housing and may be looking to the limited primary rental market for secure housing. There are no primary rental market units in Elphinstone.

Housing for Seniors

At 50.6 years old, Elphinstone had the lowest median age of all electoral areas and municipalities on the Coast in 2016. At the same time, this is much higher than the median for BC, which was 43.0 years old in 2016. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. While adults over 65 comprised 21% of Elphinstone's population in 2016, projections suggest they could comprise more than 22% by 2025. As the population continues to age, there will be increased need for affordable smaller units in accessible housing forms and supports to meet the needs of seniors living alone, or older couples whose children have left home who are looking for affordable options. These households are likely to face large affordability gaps in both the rental and ownership markets.

Housing for Families

Across the Coast, although most housing is in the form of single-family homes, community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms). Median-earning households with children are likely unable to afford ownership or rental housing in Elphinstone.

Supports for Individuals Experiencing Homelessness and Housing Insecurity

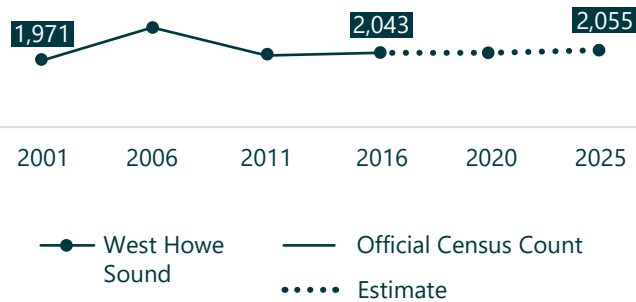
- Across the Coast, stakeholders indicated that homelessness is on the rise. In Elphinstone, homelessness is more likely to be hidden forms, such as people living in substandard housing, boats, camping, couching, etc.).
- Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full.

Data Summary | West Howe Sound

Demographics

The demographic and economic conditions of a community directly influence its housing needs. This section provides an overview of the demographic and economic profile across the Coast, including but not limited to population growth, number of households and household characteristics, income, and employment.

► HISTORICAL AND PROJECTED POPULATION, 2006 TO 2025

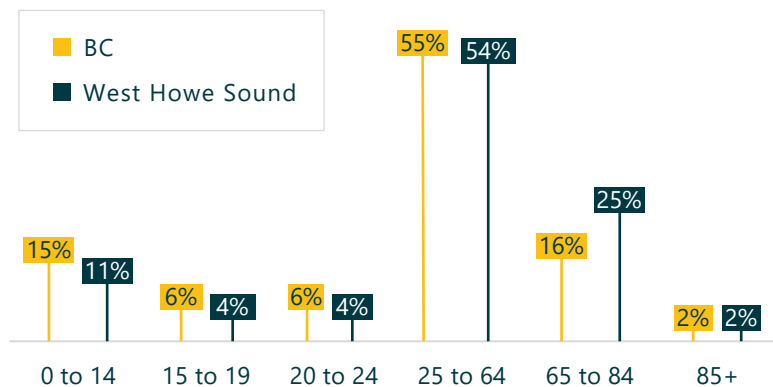


The population of West Howe Sound decreased by 9% between 2006 and 2016, the only community on the Coast to see a net decrease in the population over this time period. Projections suggest that the population will remain relatively stable in the coming years.

Because the latest Census was released in 2016, we can only estimate the current population. Estimates based on BC Stats projections suggest the 2020 population is approximately 2,049.

West Howe Sound is experiencing the aging trend seen in most communities across Canada, as the proportion of seniors in the population increased between 2006 and 2016, a trend that is expected to continue. Between 2006 and 2016, West Howe Sound experienced a 5% decrease in the population aged 0 to 19 and an 9% increase in those aged 65 to 84.

► PROPORTION OF POPULATION BY AGE GROUPS, 2016



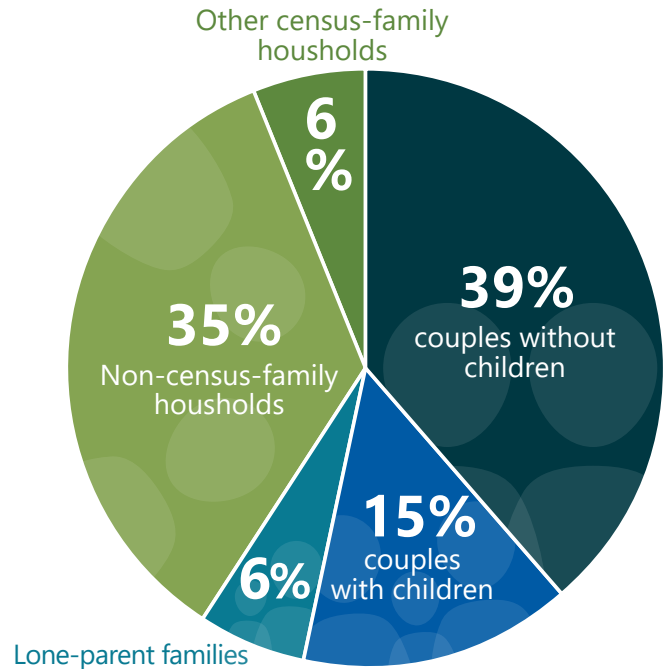
Households

In 2016, there were 945 households in West Howe Sound. Between 2006 and 2016, the number of households decreased by 30 households. West Howe Sound had a large proportion of couples without children at 39%, and non-census-family households, at 35%.

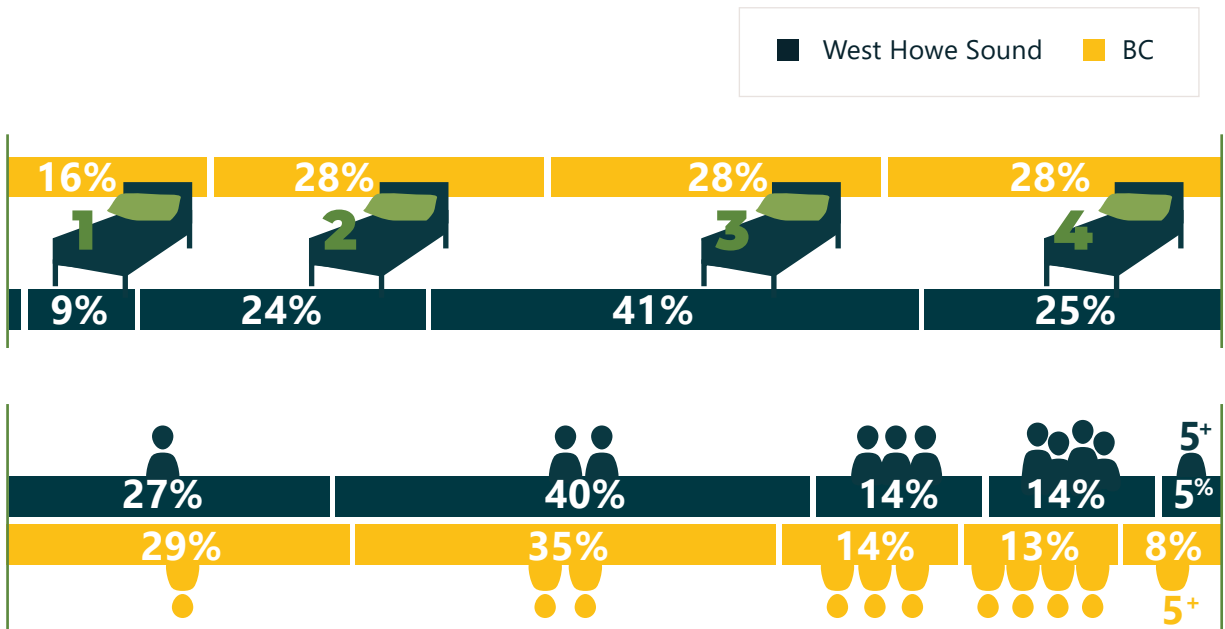
Housing Stock

In 2016, 66% of housing units in West Howe Sound had three or more bedrooms, while 33% of households were three or more persons. Only 9% of units were one-bedroom or studio units, while 27% of households were one-person households. This suggests some residents may have more space than they need (based on the National Occupancy Standard).

► PROPORTIONS OF HOUSEHOLDS BY TYPE, WEST HOWE SOUND, 2016



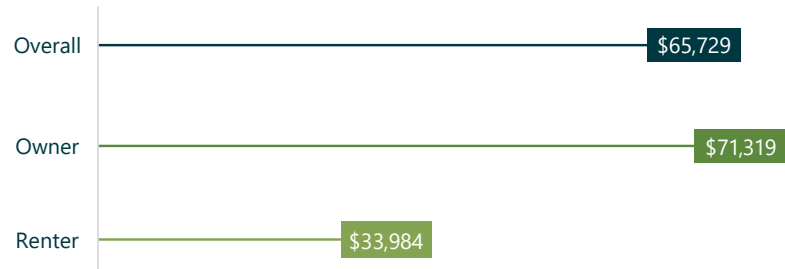
► PROPORTIONS OF DWELLINGS BY # OF BEDROOMS COMPARED TO PROPORTIONS OF HOUSEHOLDS BY SIZE, 2016



Income

The median household income in West Howe Sound in 2016 was \$65,729. Typically, median income of renter households is substantially lower than that of owner households. In West Howe Sound, median income for renters was 48% the median income of owners.

► MEDIAN HOUSEHOLD INCOMES BY TENURE, 2016



Housing Standards and Core Housing Need

Housing standards – affordability, suitability, and adequacy – are important when identifying areas of housing need in a community. In West Howe Sound, affordability is the greatest challenge. In 2016, 40% of renter households and 18% of owner households had unaffordable shelter costs. Core Housing Need identifies households whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators and would have to spend 30% or more of their total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Core Housing Need is widely understood to be an underrepresentation of actual housing need. Some households are more likely to be in Core Housing Need than others. 32% of renter households were in Core Housing Need, compared to 7% of owner households.

- **Adequacy:** To be considered adequate, housing must be reported by residents as not requiring any major repairs.
- **Affordability:** To be considered affordable, housing costs must be less than 30% of total before-tax household income.
- **Suitability:** To be considered suitable, housing must have enough bedrooms for the size and composition of the household, according to National Occupancy Standard requirements.

In 2016,
there were:

75
Renter
households

+

70
Owner
households

IN CORE HOUSING NEED



Affordability of Ownership and Rentership

Homeownership

There are considerable gaps for all household types in affording single-detached homes in West Howe Sound. In 2016, single-detached homes made up 91% of the housing in that community.

Couples with children face the lowest gaps in affording the average single-detached home at 2019 prices. This household type would have to spend 36% of their monthly income on shelter costs. Couples with children are not a common household type in West Howe Sound; as of 2016, this was 15% of the all households. Homeownership is likely out of reach for other household types, which comprise the remaining 85% of households in the community.

Median-earning couples without children would need to spend 54% of their monthly income to afford the average single-detached home. Median-earning single-income households like lone-parent and non-census families would need to spend 86% and 109% of their monthly income, respectively, to afford a single-detached home and may face gaps of \$3,000 or more.

► AFFORDABILITY GAP ANALYSIS FOR OWNERS IN WEST HOWE SOUND

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Single-detached home (\$808,801)
Couples without children	\$99,473	\$2,487	-\$2,005
Couples with children	\$149,050	\$3,726	-\$766
Lone-parent families	\$62,766	\$1,569	-\$2,923
Non-census families	\$49,260	\$1,231	-\$3,261
Other census families	\$121,083	\$3,027	-\$1,465

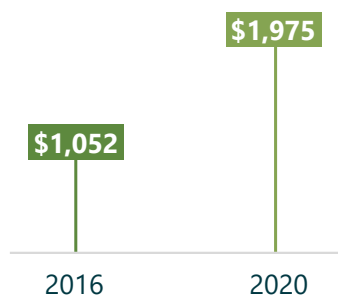
Rentership

There are considerable gaps for all household types in affording the average rental in West Howe Sound. Single income households, like lone-parent families and non-census families face the greatest affordability gaps. Lone-parent households earning the median income would likely need to spend 82% of their income on monthly shelter costs, resulting in a gap of more than \$1,300. Non-census families would likely need to spend 104% of their monthly income on shelter costs, resulting in a gap of nearly \$1,500. In 2016, 6% of households were lone parents and 35% were non-census families.

Couples without children also face significant gaps in West Howe Sound; median income earners would need to spend 51% of their monthly income to afford the average rental, a gap of \$882. In 2016, 39% of households were this type.

Median-earning couples with children and other census families are closer to the affordability threshold but would still need to spend 34% and 42% of their monthly income on shelter costs, respectively.

▶ SECONDARY RENTAL MARKET AVERAGE RENTAL COSTS ON MARCH 19 AND MAY 11, 2020



▶ AFFORDABILITY GAP ANALYSIS FOR RENTERS IN WEST HOWE SOUND

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Overall Average (\$1,628 rent)
Couples without children	\$46,044	\$1,151	-\$882
Couples with children	\$68,993	\$1,725	-\$308
Lone-parent families	\$29,053	\$726	-\$1,307
Non-census families	\$22,801	\$570	-\$1,463
Other census families	\$56,047	\$1,401	-\$632

Sources:

Statistics Canada: 2006, 2011, and 2016 Censuses and 2011 National Household Survey
 Canada Mortgage and Housing Corporation: Rental Market Survey
 Greater Vancouver Real Estate Board
 Sunshine Coast Regional District Building Permit Statistics



Key Areas of Local Need

Affordable Housing

Housing indicators show that affordability has been and continues to be the most significant issue, with 18% of owner, or 135 households, and 40% of renter, or 60 households living in unaffordable housing in 2016. Increases in the cost of home ownership continue to outpace growth in median incomes. Households earning the median income are likely unable to afford a single-detached home at recent average sales prices, while this form of home comprises the majority of housing in the community.

Rental Housing

Community engagement suggests that there is high demand for rental housing, which is not being met by the current supply of rental options across the Coast. In 2016, 49% of homes in West Howe Sound were not occupied by their usual resident; these homes are either vacant or rented out on a temporary or short-term basis. Renter households have much lower median incomes than owners and are more likely to be in Core Housing Need, with 32%, or 50 in Core Housing Need in 2016. Cost of rent has risen substantially in recent years, reaching approximately \$1,975 in 2020; renter households making the median income are likely unable to afford average rent. This is especially a challenge for single income households, like lone-parents and individuals living alone.

Special Needs Housing

Community engagement results suggest there are long waitlists for housing supports across all groups, including individuals with physical and mental health challenges. There are limited housing options for these individuals, who often face additional barriers when looking for appropriate housing and may be looking to the limited primary rental market for secure housing. There are no primary rental market units in West Howe Sound.

Housing for Seniors

The median age in West Howe Sound was 54.5 in 2016. For comparison, the median for BC was 43.0 years old. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. While adults over 65 comprised 27% of West Howe Sound's population in 2016, projections suggest they could comprise 29% by 2025. As the population continues to age, there will be increased need for affordable smaller units in accessible housing forms and supports to meet the needs of seniors living alone, or older couples whose children have left home who are looking for affordable options. These households are likely to face large affordability gaps in both the rental and ownership markets.

Housing for Families

Across the Coast, although most housing is in the form of single-family homes, community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms). Median-earning households with children are likely unable to afford ownership or rental housing in West Howe Sound.

Supports for Individuals Experiencing Homelessness and Housing Insecurity

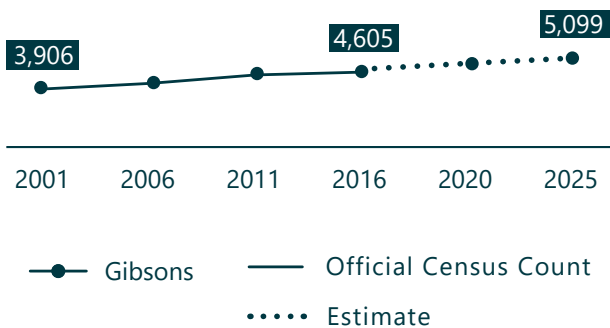
- Across the Coast, stakeholders indicated that homelessness is on the rise. In West Howe Sound, homelessness is more likely to be in hidden forms, such as people living in substandard housing, boats, camping, couching, etc.).
- Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full.

Data Summary | Town of Gibsons

Demographics

The demographic and economic conditions of a community directly influence its housing needs. This section provides an overview of the demographic and economic profile across the Coast, including but not limited to population growth, number of households and household characteristics, income, and employment.

► HISTORICAL AND PROJECTED POPULATION, 2006 TO 2025

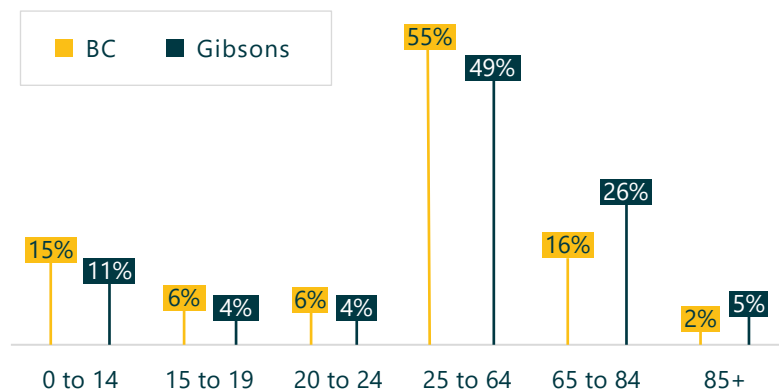


Gibsons is growing faster than the Coast as a whole. Between 2006 and 2016, the population of Gibsons grew by 10%, compared to 8% population growth across the Coast as a whole. Projections suggest this rate of growth will be sustained in the coming years.

Because the latest Census was released in 2016, we can only estimate the current population. Estimates based on BC Stats projections suggest the 2020 population is approximately 4,845.

Gibsons is experiencing the aging trend seen in most communities across Canada, as the proportion of seniors in the population increased between 2006 and 2016, a trend that is expected to continue. Over this time period Gibsons experienced a 5% decrease in the population aged 0 to 19 and a 3% increase in those aged 65 to 84. However, anecdotal evidence suggests that Gibsons has experienced an increase in the population of children, youth, and young adults in recent years.

► PROPORTION OF POPULATION BY AGE GROUPS, 2016



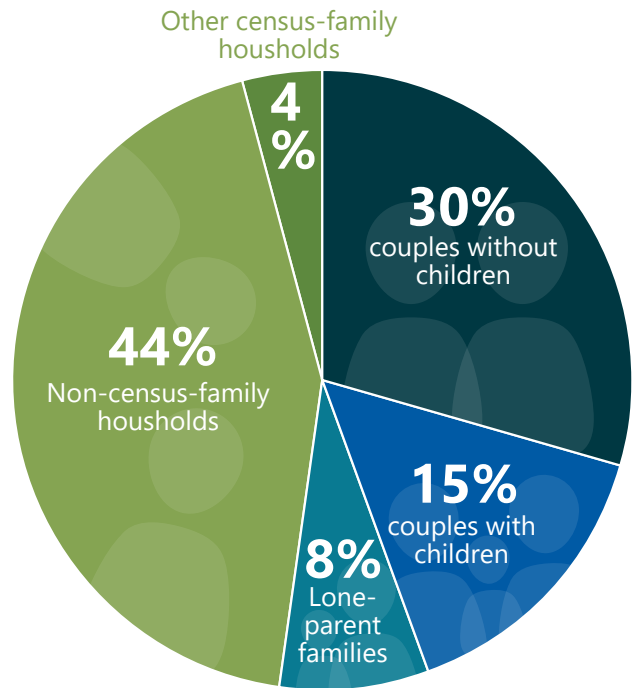
Households

In 2016, there were 2,220 households in Gibsons. Between 2006 and 2016, the number of households increased by 350 households. In 2016, Gibsons had the highest proportion of one-person households of communities across the Coast, with the highest proportions of non-census family households.

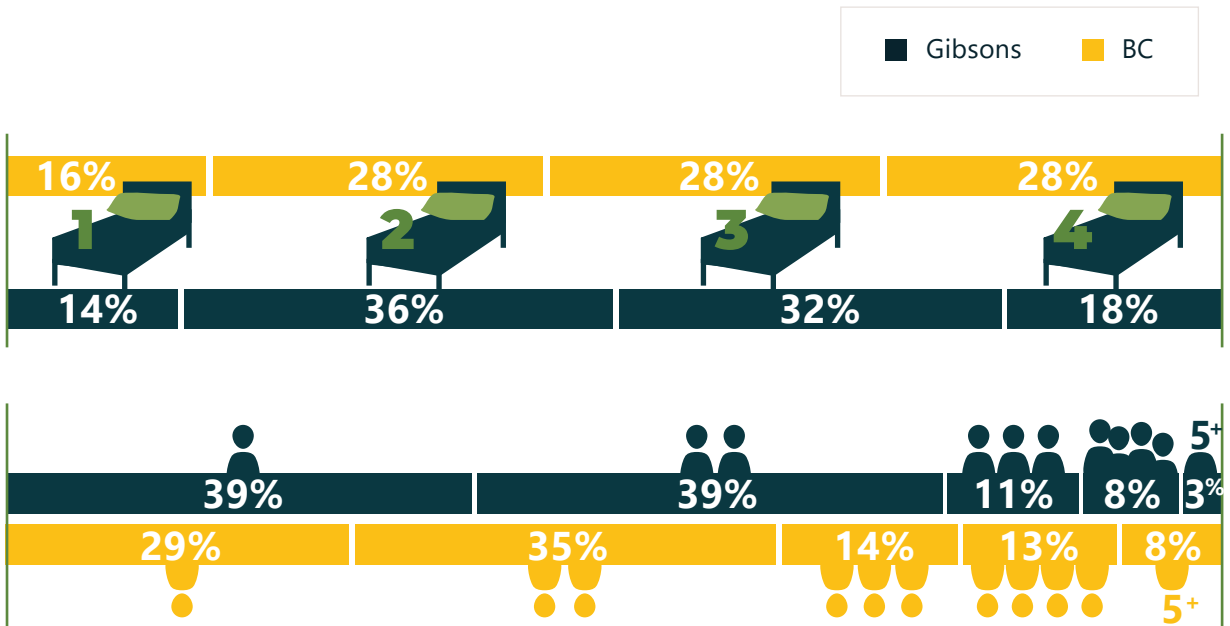
Housing Stock

In 2016, 68% of housing units in Gibsons had two or three bedrooms. Only 14% of units were one-bedroom or studio units, while 39% of households were one-person households. This suggests some residents may have more space than they need (based on the National Occupancy Standard).

► PROPORTIONS OF HOUSEHOLDS BY TYPE, GIBSONS, 2016



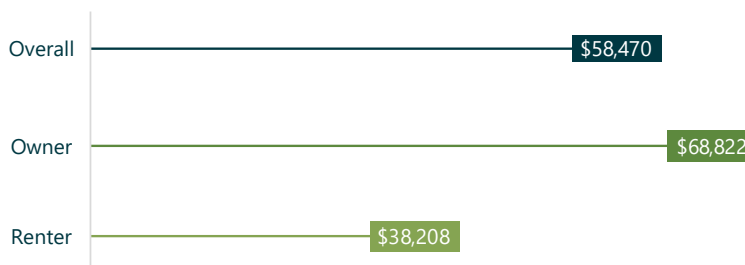
► PROPORTIONS OF DWELLINGS BY # OF BEDROOMS COMPARED TO PROPORTIONS OF HOUSEHOLDS BY SIZE, 2016



Income

In 2016, the median household income in Gibsons was slightly lower than the Coast as a whole, at \$58,470. Typically, median income of renter households is substantially lower than that of owner households. In Gibsons, median income for renters was 55% the median income of owners.

► MEDIAN HOUSEHOLD INCOMES BY TENURE, 2016



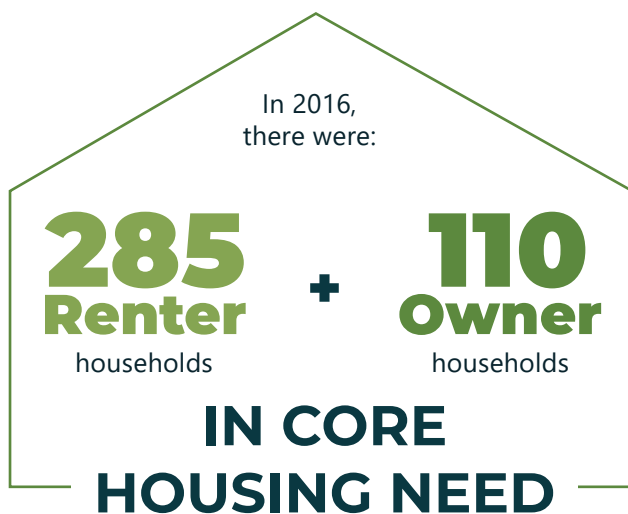
Housing Standards and Core Housing Need

- **Adequacy:** To be considered adequate, housing must be reported by residents as not requiring any major repairs.
- **Affordability:** To be considered affordable, housing costs must be less than 30% of total before-tax household income.
- **Suitability:** To be considered suitable, housing must have enough bedrooms for the size and composition of the household, according to National Occupancy Standard requirements.

Housing standards – affordability, suitability, and adequacy – are important when identifying areas of housing need in a community. In Gibsons, affordability is the greatest challenge. In 2016, 48% of renter households and 16% of owner households had unaffordable shelter costs.

Core Housing Need identifies households whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators and would have to spend 30% or more of their total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Core Housing Need is widely understood to be an underrepresentation of actual housing need.

Some households are more likely to be in Core Housing Need than others. 31% of renter households were in Core Housing Need, compared to 4% of owner households.

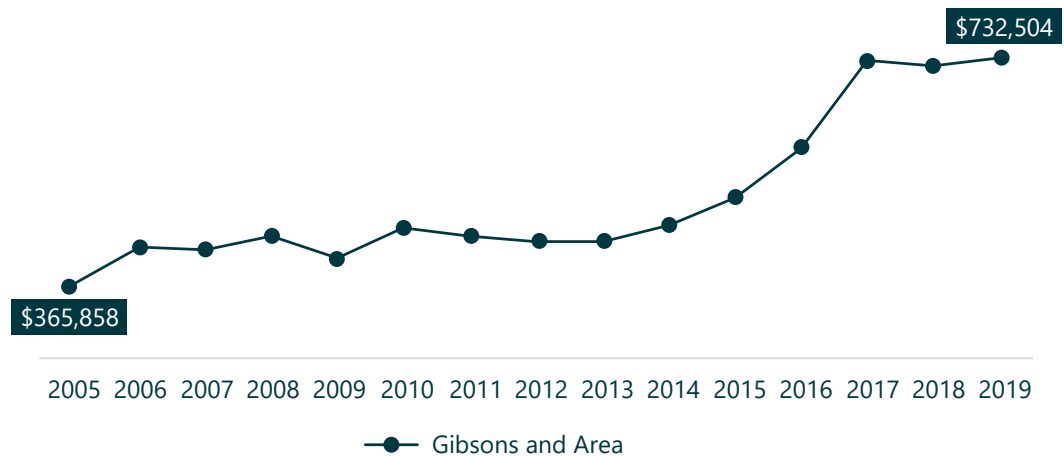


Affordability of Ownership and Rentership

Homeownership

There are gaps for all household types in affording single-detached homes, the most common type of home in the Town. In 2016, single-detached homes comprised 55% of homes in the Town. Median-earning other census families and couples with children are close to the affordability threshold for these units; they would need to spend 32% of their income, resulting in small affordability gaps. Lone-parent families would need to spend 44% of their monthly income to afford the average apartment in the Town and would also need a minimum of two bedrooms to suitably house their family.

▶ AVERAGE SALES PRICES BY STRUCTURE TYPE, GIBSONS, 2009 TO 2019



Homeownership is likely out of reach for non-census families; median-earning households of this type would need to spend 50% or more of their monthly income to be able to afford any type of housing at the 2019 average sales price. Non-census families are more common in Gibsons compared to other communities; in 2016, 44% of households in the Town were this type.

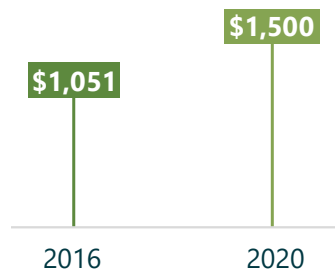
► AFFORDABILITY GAP ANALYSIS FOR OWNERS IN GIBSONS

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap		
			Single-detached home (\$930,220)	Townhouse (\$672,075)	Apartment (\$443,442)
Couples without children	\$102,576	\$2,564	-\$825	\$160	\$201
Couples with children	\$126,338	\$3,158	-\$231	\$754	\$795
Lone-parent families	\$63,930	\$1,598	-\$1,791	-\$806	-\$765
Non-census families	\$46,658	\$1,166	-\$2,223	-\$1,238	-\$1,197
Other census families	\$126,845	\$3,171	-\$219	\$767	\$808

Rentership

There are considerable gaps for most households in affording single-detached or townhouse units. Single-income households, like lone-parent families and non-census families who are earning the median household income for their household type would be unable to afford any units at the average rental rates. Non-census families are the most common type of household in Gibsons; 44% were this type in 2016.

► SECONDARY RENTAL MARKET AVERAGE RENTAL COSTS ON MARCH 19 AND MAY 11, 2020



Couples with and without children and other census families earning the median income for their household type would likely be able to afford to rent a secondary suite or apartment unit in Gibsons; couples with children and other census families are close to the threshold and would need to spend 30% of their monthly income to afford a larger structure type, like a single-detached home or townhouse. These households require a minimum of two bedrooms to house their families and there may be limited stock of secondary suites and apartments of suitable size.



► AFFORDABILITY GAP ANALYSIS FOR RENTERS IN GIBSONS

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap		
			Entire single-detached home or townhouse	Secondary suite or apartment	Overall average
Couples without children	\$56,947	\$1,424	-\$416	\$42	-\$134
Couples with children	\$70,139	\$1,753	-\$87	\$371	\$195
Lone-parent families	\$35,492	\$887	-\$953	-\$495	-\$671
Non-census families	\$25,903	\$648	-\$1,192	-\$734	-\$910
Other census families	\$70,421	\$1,761	-\$79	\$379	\$203

Sources:

Statistics Canada: 2006, 2011, and 2016 Censuses and 2011 National Household Survey
 Canada Mortgage and Housing Corporation: Rental Market Survey
 Greater Vancouver Real Estate Board
 Sunshine Coast Regional District Building Permit Statistics

Key Areas of Local Need

Affordable Housing

Housing indicators show that affordability has been and continues to be the most significant issue, with 16% of owner, or 250 households, and 48% of renter, or 290 households living in unaffordable housing in 2016. Increases in the cost of home ownership continue to outpace growth in median incomes. Households earning the median income are likely unable to afford a single-detached home at recent average sales prices. While single-detached homes are still the most common type of housing in Gibsons, the Town has the most diverse housing stock of all municipalities and electoral areas, with some townhouses and apartments that may be affordable for households with more than one income.

Rental Housing

Gibsons had the highest proportion of renter households of all electoral areas and municipalities in 2016, with 28% renting. Community engagement suggests that there is high demand for rental housing, which is not being met by the current supply of rental options across the Coast. In 2016, 96% of homes in Gibsons were occupied by their usual resident, meaning these homes are occupied by their owner or a long-term rental tenant. Renter households have much lower median incomes than owners and are more likely to be in Core Housing Need, with 31%, or 190 in Core Housing Need in 2016. Cost of rent has risen substantially in recent years, reaching approximately \$1,500 in 2020. While some households with more than one income may be able to afford rent for a secondary suite or apartment, single income households, like lone-parents and individuals living alone are likely unable to afford rental housing in the Town.

Special Needs Housing

Community engagement results suggest there are long waitlists for housing supports across all groups, including individuals with physical and mental health challenges. There are limited housing options for these individuals, who often face additional barriers when looking for appropriate housing and may be looking to the limited primary rental market for secure housing.

Housing for Seniors

The median age in Gibsons was 54.8 in 2016. For comparison, the median for BC was 43.0 years old. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. While adults over 65 comprised

31% of Gibsons' population in 2016, projections suggest they could comprise 43% by 2025, the largest proportional change of all electoral areas and municipalities. As the population continues to age, there will be increased need for affordable smaller units in accessible housing forms and supports to meet the needs of seniors living alone, or older couples whose children have left home who are looking for affordable options. These households are likely to face large affordability gaps in both the rental and ownership markets.

Housing for Families

Across the Coast, although most housing is in the form of single-family homes, community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms). With more diverse housing stock in the Town, there are some townhouses and apartments that median-earning couples with children can likely afford to purchase, while single-detached homes remain slightly unaffordable. Median-earning couples with children are close to the affordability threshold for rental housing and may face challenges finding a unit with enough bedrooms to accommodate their child(ren). Lone-parent households earning the median income face large affordability gaps when looking at both ownership and rental housing and likely face even larger challenges when looking for a unit with enough bedrooms to accommodate their child(ren).

Supports for Individuals Experiencing Homelessness and Housing Insecurity

Across the Coast, stakeholders indicated that homelessness is on the rise. The most recent homeless count was completed in 2018 and counted 57 individuals experiencing homelessness in Gibsons and Sechelt. Although point-in-time counts provide valuable data and can suggest trends, they are widely understood to underrepresent actual numbers. Gibsons has a seasonal shelter, with 8-10 beds, which is usually full. Stakeholders suggested there is a need for these beds to be available all year.

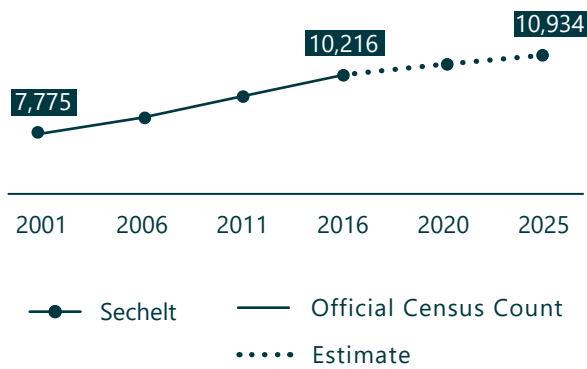
Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full.

Data Summary | District of Sechelt

Demographics

The demographic and economic conditions of a community directly influence its housing needs. This section provides an overview of the demographic and economic profile across the Coast, including but not limited to population growth, number of households and household characteristics, income, and employment.

► HISTORICAL AND PROJECTED POPULATION, 2006 TO 2025

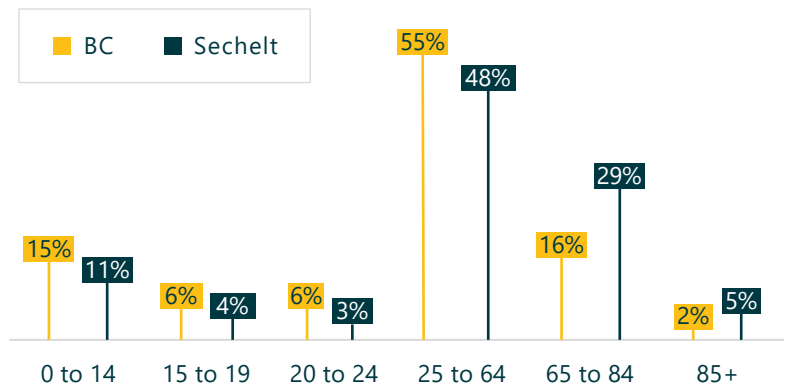


Sechelt is the fastest growing community on the Coast. Between 2006 and 2016, the population of Sechelt grew by 21%, compared to 8% population growth across the Coast as a whole. Projections suggest that the rate of growth between 2016 and 2025 will be approximately 7%.

Because the latest Census was released in 2016, we can only estimate the current population. Estimates based on BC Stats projections suggest the 2020 population is approximately 10,594.

Sechelt is experiencing the aging trend seen in most communities across Canada, as the proportion of seniors in the population increased between 2006 and 2016, a trend that is expected to continue. Over this time period Sechelt experienced a 5% decrease in the population aged 0 to 19 and a 5% increase in those aged 65 to 84. However, anecdotal evidence suggests that Sechelt has experienced an increase in the population of children, youth, and young adults in recent years.

► PROPORTION OF POPULATION BY AGE GROUPS, 2016



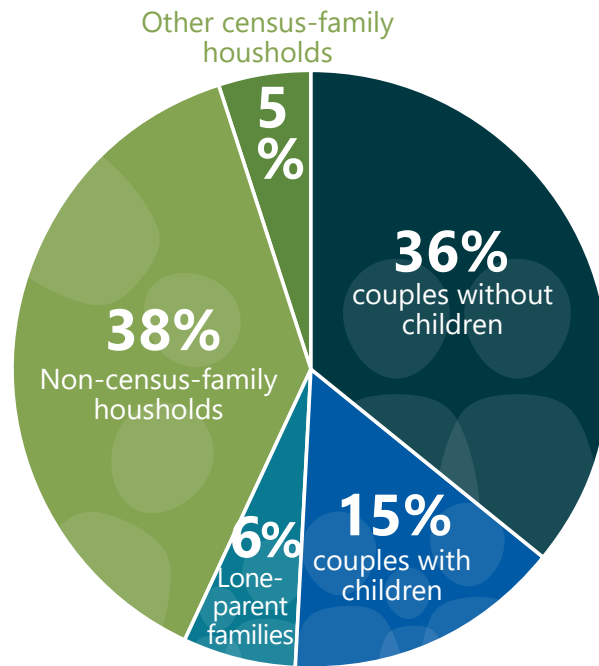
Households

In 2016, there were 4,855 households in Sechelt. Between 2006 and 2016, the number of households increased by 990 households, the largest proportional increase on the Coast. In 2016, Sechelt had a high proportion of one-person and two-person households, representing 77% of all households in the community. Couples without children and non-census family households were the most common household type, at 74% of all households.

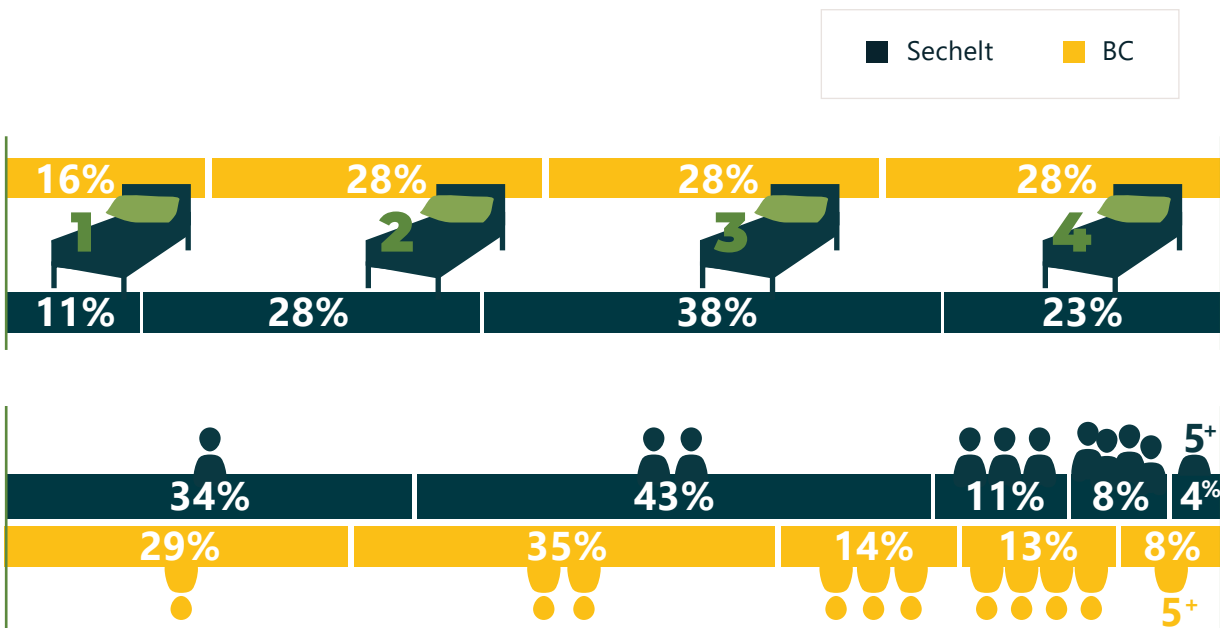
Housing Stock

In 2016, 61% of housing units in Sechelt had three bedrooms or more. Only 11% of units were one-bedroom or studio units, while 34% of households were one-person households. This suggests some residents may have more space than they need (based on the National Occupancy Standard).

► PROPORTIONS OF HOUSEHOLDS BY TYPE, SECHELT, 2016



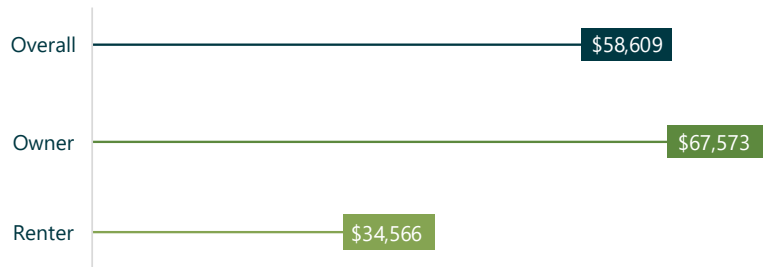
► PROPORTIONS OF DWELLINGS BY # OF BEDROOMS COMPARED TO PROPORTIONS OF HOUSEHOLDS BY SIZE, 2016



Income

In 2016, the median household income in Sechelt was slightly lower than most other communities on the Coast, at \$58,606. Typically, median income of renter households is substantially lower than that of owner households. In Sechelt, median income for renters was 51% the median income of owners.

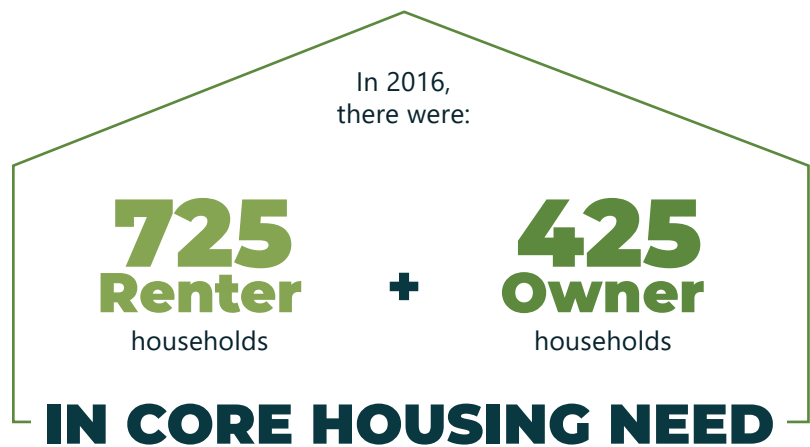
► MEDIAN HOUSEHOLD INCOMES BY TENURE, 2016



Housing Standards and Core Housing Need

Housing standards – affordability, suitability, and adequacy – are important when identifying areas of housing need in a community. In Sechelt, affordability is the greatest challenge. In 2016, 50% of renter households and 16% of owner households had unaffordable shelter costs. Core Housing Need identifies households whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators and would have to spend 30% or more of their total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Core Housing Need is widely understood to be an underrepresentation of actual housing need. Some households are more likely to be in Core Housing Need than others. 48% of renter households were in Core Housing Need, compared to 9% of owner households.

- **Adequacy:** To be considered adequate, housing must be reported by residents as not requiring any major repairs.
- **Affordability:** To be considered affordable, housing costs must be less than 30% of total before-tax household income.
- **Suitability:** To be considered suitable, housing must have enough bedrooms for the size and composition of the household, according to National Occupancy Standard requirements.

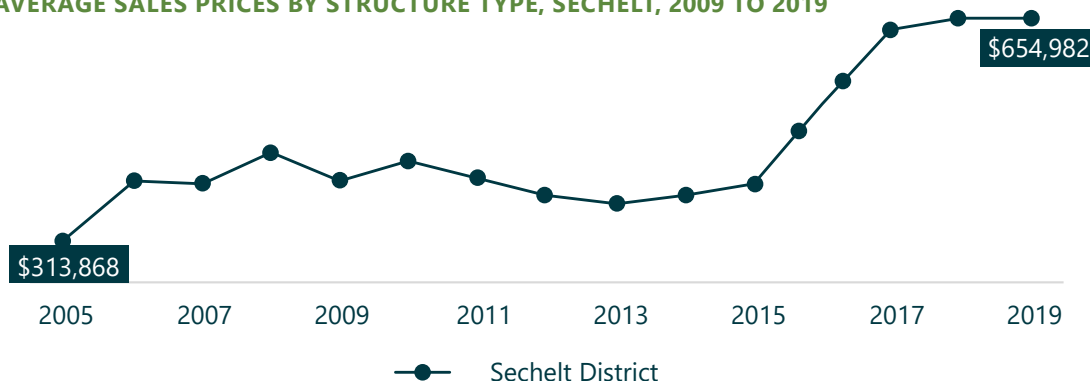


Affordability of Ownership and Rentership

Homeownership

There are gaps for most household types in affording single-detached homes, the most common type of home in the District. Median-earning couples with children and other census families are close to the threshold and may be able to afford this housing type.

▶ AVERAGE SALES PRICES BY STRUCTURE TYPE, SECHELT, 2009 TO 2019



Homeownership is likely out of reach for lone-parent and non-census families; median-earning households of this type would need to spend 50% or more of their monthly income to be able to afford any type of housing at the 2019 average sales price. In 2016, lone-parent families were 6% of households in the District and non-census families were 38%

▶ AFFORDABILITY GAP ANALYSIS FOR OWNERS IN SECHELT

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap		
			Single-detached home (\$696,449)	Townhouse (\$523,144)	Apartment (\$513,553)
Couples without children	\$95,135	\$2,378	-\$884	-\$447	-\$185
Couples with children	\$133,507	\$3,338	\$76	\$513	\$774
Lone-parent families	\$60,310	\$1,508	-\$1,754	-\$1,317	-\$1,056
Non-census families	\$44,575	\$1,114	-\$2,148	-\$1,711	-\$1,449
Other census families	\$131,822	\$3,296	\$34	\$470	\$732



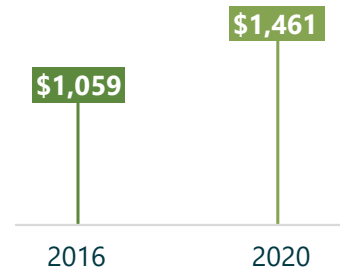
Rentership

A scan of rental postings conducted between March and May of 2020 found that the average posted monthly rental cost for Sechelt was \$1,461.

There are considerable gaps for single-income households, like lone-parent families and non-census families (6% and 38% of households in the District, respectively) when it comes to affording

rental housing. These households who are earning the median household income for their household type would be unable to afford any units at the average rental rates. Couples with children and other census families earning the median income for their household type would likely be able to afford to rent in Sechelt. Couples without children may face moderate affordability gaps.

▶ SECONDARY RENTAL MARKET AVERAGE RENTAL COSTS ON MARCH 19 AND MAY 11, 2020



▶ AFFORDABILITY GAP ANALYSIS FOR RENTERS IN SECHELT

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap		
			Entire single-detached home or townhouse	Secondary suite or apartment	Overall average
Couples without children	\$48,665	\$1,217	-\$466	-\$155	-\$302
Couples with children	\$68,293	\$1,707	\$24	\$335	\$188
Lone-parent families	\$30,851	\$771	-\$912	-\$601	-\$748
Non-census families	\$22,802	\$570	-\$1,113	-\$802	-\$949
Other census families	\$67,432	\$1,686	\$3	\$314	\$167

Sources:

Statistics Canada: 2006, 2011, and 2016 Censuses and 2011 National Household Survey
 Canada Mortgage and Housing Corporation: Rental Market Survey
 Greater Vancouver Real Estate Board
 District of Sechelt Building Permit Statistics

Key Areas of Local Need

Affordable Housing

Housing indicators show that affordability has been and continues to be the most significant issue, with 16% of owner, or 580 households, and 50% of renter, or 525 households living in unaffordable housing in 2016. Although housing prices in Sechelt are the most affordable of all electoral areas and municipalities, increases in the cost of home ownership continue to outpace growth in median incomes. Household types with the highest median incomes would likely be able to afford a single-detached home, townhouse, or apartment at recent average sales prices. Homeownership is likely out of reach for single-income households, like lone-parents and individuals living alone.

Rental Housing

Community engagement suggests that there is high demand for rental housing, which is not being met by the current supply of rental options across the Coast. In 2016, 90% of homes in Sechelt were occupied by their usual resident, meaning these homes are occupied by their owner or a long-term rental tenant. Renter households have much lower median incomes than owners and are more likely to be in Core Housing Need, with 48%, or 500 in Core Housing Need in 2016. Cost of rent has risen substantially in recent years, reaching approximately \$1,461 in 2020. While household types with the highest median incomes may be able to afford rent, couples without children and single income households are likely unable to afford rental housing in the District.

Special Needs Housing

Community engagement results suggest there are long waitlists for housing supports across all groups, including individuals with physical and mental health challenges. There are limited housing options for these individuals, who often face additional barriers when looking for appropriate housing and may be looking to the limited primary rental market for secure housing.

Housing for Seniors

The median age in Sechelt was 56.6 in 2016. For comparison, the median for BC was 43.0 years old. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. While adults over 65 comprised 34% of Sechelt's population in 2016, projections suggest they could comprise more than 42% by 2025. As the population continues to age, there will be increased need for affordable smaller units

in accessible housing forms and supports to meet the needs of seniors living alone, or older couples whose children have left home who are looking for affordable options. These households are likely to face large affordability gaps in both the rental and ownership markets.

Housing for Families

Across the Coast, although most housing is in the form of single-family homes, community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms). Median-earning couples with children can likely afford to purchase a single-detached home, townhouse, or apartment in Sechelt. Sechelt has more diverse housing stock compared to the electoral areas, which offers more affordable options than single-detached homes for households looking to enter the ownership market or find a unit to rent. At the same time, median-earning couples with children who are renter households are close to the affordability threshold for rental housing and may face challenges finding a unit with enough bedrooms to accommodate their child(ren). Lone-parent households earning the median income face large affordability gaps when looking at both ownership and rental housing and likely face even larger challenges when looking for a unit with enough bedrooms to accommodate their child(ren).

Supports for Individuals Experiencing Homelessness and Housing Insecurity

Across the Coast, stakeholders indicated that homelessness is on the rise. The most recent homeless count was completed in 2018 and counted 57 individuals experiencing homelessness in Sechelt and Gibsons. Although point-in-time counts provide valuable data and can suggest trends, they are widely understood to underrepresent actual numbers. Sechelt has the only year-round emergency shelter on the Sunshine Coast, with 20 beds. Stakeholders indicated that emergency housing and support in Sechelt is full with waitlists, especially since the COVID-19 pandemic.

Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full.





1.0

Introduction

The Sunshine Coast (“the Coast”) is a ribbon community, running along Highway 101 and connected to Metro Vancouver and the qathet Regional District by ferry. Sunshine Coast (“the Coast”) communities are located within the territories of the *shíshálh* and Skwxwú7mesh Nations. While communities across the Coast differ in their housing needs and character, ranging from smaller rural areas in the electoral areas to denser urban nodes in Sechelt and Gibsons, there are significant connections between communities to access services, travel for work, and meet other everyday needs.

Over the last fifteen years and particularly since 2014, the Sunshine Coast has experienced increases in the cost of housing, as the escalation of housing and land costs in Metro Vancouver increasingly impacts the region. Coupled with high cost of building, the market is no longer supplying many median-earning households with opportunities to own a home. Aggravating this, the rental market is under increasing pressure, with regards to both vacancy rates and cost of rent. There has been little to no new investment in purpose-built rental and local government measures to expand long-term rental housing supply (i.e., through secondary suites and auxiliary dwellings) have faced competition from short-term vacation rentals. Finally, homelessness appears to be on the increase, with the Gibsons and Sechelt shelters at capacity and waitlists for supportive housing that stretch longer than the current spaces provided.

In response, the Town of Gibsons, District of Sechelt, and Sunshine Coast Regional District (SCRD) partnered to undertake a regional housing needs assessment and prepare this Housing Needs Report. This report builds on previous work and supports ongoing work by local governments and other stakeholders to be part of the solution across the Coast. A region-wide approach improves understanding of connections between communities and provides for efficiencies in data collection, to better assess current and anticipate future housing needs. A region-wide approach also positions this report to be used as foundational information for future iterations of a possible regional growth strategy and official community plans (OCPs).

The Sunshine Coast has experienced increases in the cost of housing, as the escalation of housing and land costs in Metro Vancouver increasingly impacts the region.



1.1 Background and Context

1.1.1 Local Housing Initiatives

This report is part of a series of ongoing initiatives to address local housing needs. The issue of housing and affordability has been studied for nearly 15 years on the Sunshine Coast.

Housing Needs Assessments

The first housing needs assessment was conducted in 2006 and updated in 2009 and 2014. This 2014 update was completed as part of the work of the Sunshine Coast Housing Committee, a multi-sectoral committee funded by local governments, which led to the incorporation of the Sunshine Coast Affordable Housing Society.

Official Community Plan Policies

There is strong OCP language around affordable housing and densification strategies across the SCRD electoral areas, Sechelt, and Gibsons. It is widely acknowledged that diverse housing options are necessary to address the specific needs of different groups of residents. Roberts Creek, Elphinstone, West Howe Sound, Gibsons, and Sechelt also note particular tools, such as density bonuses and inclusionary zoning, whereas Pender Harbour / Egmont and Halfmoon Bay focus more on neighbourhood centres and secondary dwellings on rural properties in their OCP policies.

Workforce Housing

In 2019, the Workforce Affordable Housing Volunteer Committee conducted a housing survey, asking employers about housing-related barriers faced by their current and future workforce. A total of 60 employers responded to the survey, with the greatest number of responses from employers in the retail, tourism, service, construction, and hospitality sectors. Fifty-five percent of employers reported that employees left their employment due to issues with housing. Seventy-six percent of employers also noted the most common reason that qualified workers located outside of the Sunshine Coast did not fill open positions was due to the lack of affordable housing options available. Employers identified that the top three obstacles facing employees in their search for affordable housing are the amount of rent, location of unit, and access to transportation.

1.1.2 Provincial Requirements

In 2018, the Province amended legislation, requiring all local governments in BC to review local housing needs and consider those specific, local needs when creating policy and making decisions about future development. Local governments are required to collect local data to understand housing supply, demand, and the provision of housing across the housing spectrum. Local governments have until 2022 to complete an initial housing needs report and are required to update these on a five-year cycle.

Among other data, Housing Needs Reports must identify key areas of need related to affordable, rental, special needs, seniors, family housing, shelters, and housing for people at risk of homelessness. They must also identify the number of units required to meet current and anticipated housing needs. The information contained in these reports help communities to identify gaps and address additional factors that may be impacting housing supply.

1.1.3 Understanding the Housing Spectrum

The Housing Wheelhouse, developed by the City of Kelowna in 2017, is a new way to think about different housing options (Figure 1). Typical housing models show these options as falling along a linear spectrum, where households progress from homelessness towards homeownership in a “housing continuum”. Under the traditional housing continuum, an individual might move from subsidized rental housing, to market rental housing, to homeownership, where their journey ends. The Wheelhouse model shows that this may not be the end of the journey – this same individual may move into long-term supportive housing if their health deteriorates, or into an emergency shelter or short-term supportive housing if their financial resources or living situation changes. This individual may never choose to move into ownership housing in their lifetime if it does not align with their goals or means.

The Wheelhouse recognizes that, in reality, people’s housing needs change throughout their lives, this change may not always be linear, and homeownership is not the ultimate goal for everyone. While the Wheelhouse shifts the focus away from homeownership as the ultimate goal and does not emphasize one level of housing over another. It includes the following six housing options:

- Emergency shelters: temporary shelter, food and other support services, generally operated by non-profit housing providers.
- Short-term supportive housing: stable housing along with support services offered by non-profit providers as a transitional step between shelters and long-term housing (with typical stays of two to three years).
- Ownership housing: includes fee simple homeownership, strata ownership, multi-unit and single-detached homes, and shared equity (such as mobile homes or housing co-operatives).
- Long-term supportive housing: long-term housing offered by non-profit providers, along with support services ranging from supportive care to assisted living and residential care.

Figure 1: Housing Wheelhouse



This report identifies options and needs with the potential to support housing throughout the Wheelhouse, recognizing that a complete housing stock needs to include a variety of types and tenures, in order to meet the diverse needs of residents from different socio-economic backgrounds at every stage of their lives.¹ 2 Data and Limitations.

- Rental housing: includes purpose-built long-term rental apartments, private rental townhomes, secondary suites, carriage homes and single-family rental homes.
- Subsidized rental housing: subsidized rental homes operated by non-profit housing providers, BC Housing and housing co-operatives through monthly government subsidies or one-time capital grants.¹

1. CMHC, available at: <https://www.cmhc-schl.gc.ca/en/housing-observer-online/2019-housing-observer/wheelhouse-new-way-looking-housing-needs>



1.2 Data and Limitations

1.2.1 Data

The Housing Needs Reports regulations require local governments to collect approximately 50 different data indicators about population, households, housing stock, income and economy, and anticipated housing needs.² Most of this data is made available by the Government of BC through their data catalogue. This report also refers to supplementary data sources where additional information was required. The information summarized and used within this report was collected from a number of sources:

- Statistics Canada 2006, 2011, and 2016 Censuses and 2011 National Household Survey (NHS), via:
 - Data available online through Census profiles and data tables
 - Custom Housing Needs Report data provided by the Ministry of Municipal Affairs and Housing (MAH)
- Canadian Mortgage and Housing Corporation (CMHC)
- BC Housing
- BC Assessment
- Greater Vancouver Real Estate Board
- BC Stats
- AirDNA
- Town of Gibsons, District of Sechelt, and Sunshine Coast Regional District
- Community engagement, including community survey, focus groups, and key informant interviews
- AirDNA

This report provides an overview of housing needs and identifies key takeaways and areas of local need based on quantitative and qualitative data from these sources. Throughout the report, the best and most recently available data was used. Due to this range of sources, this results in different dates across data indicators. Dates are labelled accordingly in graphs, charts, and text. While not all 50 data indicators are summarized in the body of the report, all required data can be found in Appendix B.

This document fulfills Housing Needs requirements for the Town of Gibsons, District of Sechelt, and Sunshine Coast Regional District, providing information on housing needs throughout the Wheelhouse.

2. For a complete summary of required data, please see https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements_apr17_2019.pdf.

1.2.2 Limitations

There are limitations to the data in this report. Significant limitations that may affect interpretation of the data presented in this report are described here.

1. Age of Data

The most recent national census was completed in 2016. This is the most recent official count of population and other data, which means it is the most recent baseline from which all subsequent years are projected. In other words, data for 2017 to 2020 is projected from the 2016 census count. While the 2016 census provides detailed demographic information, it is four years old and likely does not fully capture current housing needs felt across the Sunshine Coast. Fortunately, other data sources used in this report are more recent, and qualitative data gathered through community and stakeholder engagement provides insight into current and emerging trends. The next national census is scheduled for 2021 and data will begin to become available starting in 2022.

2. The 2011 National Household Survey

The census is made up of two parts: the short census which all Canadian households must complete and a long-form census that is also mandatory but based on a sample size of 20% of the Canadian population. In 2011, Statistics Canada administered the short census and, in lieu of the long-form census, introduced the National Household Survey to collect many pieces of data historically collected through the long-form census. Unlike the historical long-form census, the National Household Survey was voluntary and therefore data quality for 2011 is poorer than data collected in other census years. The long-form census was reintroduced in 2016.

3. Custom data sets

In addition to the publicly-available Census Profiles, a custom data set was prepared by Statistics Canada and MAH for the purpose of Housing Needs Reports. This data provides some information not available in the Census Profiles. However, it is based on a 25% sample and differs slightly from that which results in the Census Profiles, because it only reports on private households. Private households exclude those living in institutions or any form of collective dwelling. Both the Census Profiles and custom data sets are used throughout this report, as noted in source statements.

4. Projections

The projections contained in this report illustrate possible scenarios and should be used with caution. As local conditions change these could substantively impact the nature of the projections. Wherever possible the projections should be augmented by an informed understanding of the context within the region.

5. COVID-19

Finally, the impact of COVID-19 on the economy and housing system is rapidly evolving. At this stage, data is extremely limited and there is significant speculation on what may occur. The COVID-19 Implications section towards the end of this report outlines some desk research on potential implications across the Housing Wheelhouse, as well as any related findings from the engagement.



1.3 Study Process

This project was completed through four phases, as outlined below.

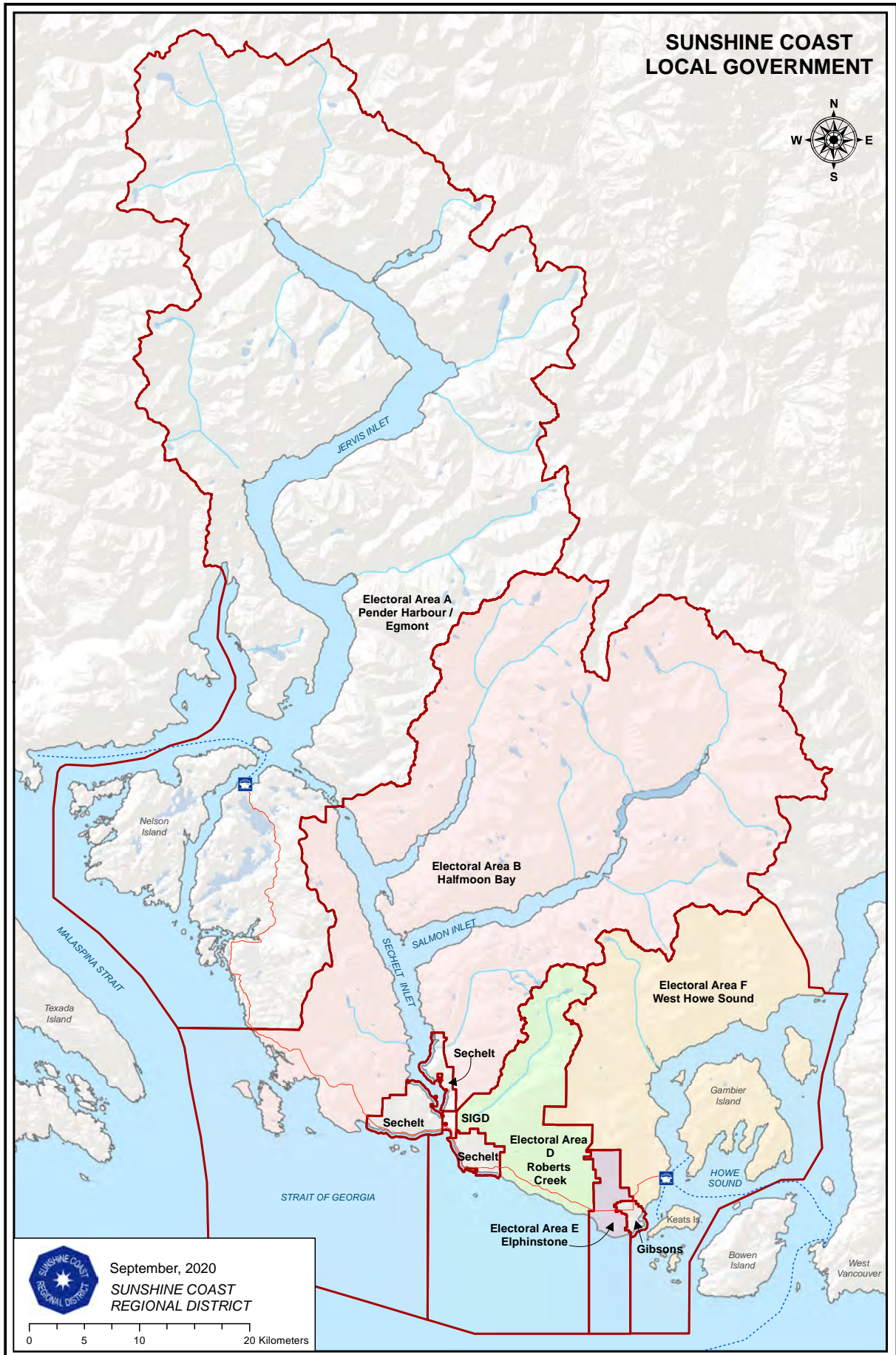


1.4 Report Structure

Different census geographies are used throughout this report to provide a comprehensive picture of housing needs across the Sunshine Coast. This report provides the required Housing Needs Reports data for all participating local governments. These include:

- Town of Gibsons
- District of Sechelt
- Pender Harbour / Egmont (Electoral Area A)
- Halfmoon Bay (Electoral Area B)
- Roberts Creek (Electoral Area D)
- Elphinstone (Electoral Area E)
- West Howe Sound (Electoral Area F)

Figure 2: Map of SCR D Electoral Areas, Municipalities, and *shisháłh* Nation lands (SIGD)



Data labelled as Gibsons or Sechelt refers only to the population within each municipality's boundary and does not account for the population living within *shíshálh* or Skwxwú7mesh Nation lands. Data labelled as SCRD A, B, D, E, or F or with the equivalent community name refers only to the population within each electoral area's boundary and also does not account for the population living within either Nation's lands. For readability, electoral areas are referred to by their community name in the text of this report. Census data labelled SCRD refers to all populations within the exterior boundary of the regional district, including First Nations, municipalities, and electoral areas.

Each section of the report is described below.

Section 2.0 Demographic and Economic Profile

This section provides an overview of the demographic and economic profile of the Sunshine Coast, broken down by each electoral area and municipality. This section is primarily based on census (2006, 2011, and 2016) and National Household Survey (2011) data. This section highlights key takeaways from the collection of required Housing Needs Reports data, providing context for later sections of the report, including the identification of key areas of local need. This section also helps situate the Sunshine Coast housing system within a broader understanding of local demographic and economic trends.

Section 3.0 Housing Profile

This section summarizes available quantitative data on current housing stock on the Sunshine Coast for the different forms of housing and supports identified in the Housing Wheelhouse. It includes information about the number, type, size, and age of housing; construction of new housing; trends in the ownership and rental markets; supply of non-market housing and supports; housing indicators and Core Housing Need; and homelessness. This section includes analysis of the relationship between local incomes and housing costs. The purpose of this section is to provide Sunshine Coast local governments, local housing stakeholders, and the public with a full picture of the current state of the Sunshine Coast's housing system, based on available information. Combined with findings from community and stakeholder engagement, the information in this section is used to understand housing needs.

Section 4.0 Anticipated Community Growth

A summary of projections of population, households, and housing units for the Sunshine Coast for the next five years (as required by the Local Government Act). The projections are based on 2016 census population data and BC Statistics population projections. The purpose of this data is to estimate the number of housing units needed, by size, for the next five years.

Section 5.0 Consultation and Engagement

A summary of findings from the community survey, focus groups, and interviews. The purpose of this section is to provide qualitative data to supplement the quantitative data collection and analysis, and to provide insight into housing needs and trends not captured by existing statistics. The findings of this section are used together with the findings of Section 3 and 4 to determine housing needs for Sunshine Coast communities.

Section 6.0 COVID-19 Impacts

This section discusses potential implications of COVID-19 across the Housing Wheelhouse based on desktop research and engagement feedback. It is important to note that the impacts on the economy and housing system are still changing and evolving and data remains limited at this stage.

Section 7.0 Summary of Needs

This section summarizes the findings of this study, including current and anticipated housing need and statements of key areas of local need. The purpose of this section is to provide Sunshine Coast local governments, local housing stakeholders, and the public with a clear understanding of housing needs in the community.





2.0

Demographic and Economic Profile

The demographic and economic conditions of a community directly influence its housing needs. This section provides an overview of the demographic and economic profile across the Coast, including but not limited to population growth, number of households and household characteristics, income, and employment.

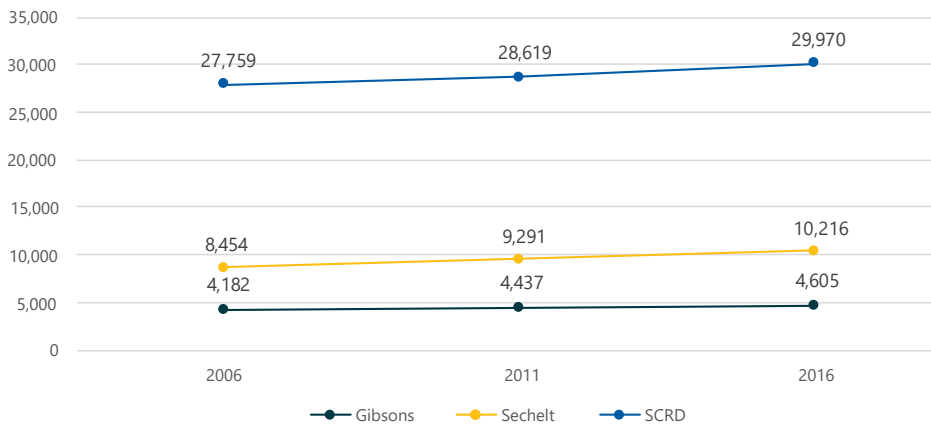
2.1 Demographic Trends

2.1.1 Population

Between 2006 and 2016, the population of the SCRD grew by 8%, from 27,759 to 29,970 (Figure 3). The majority of this growth came from Sechelt and Gibsons; over this period, Sechelt grew by 1,762 persons, or 21%, and Gibsons grew by 423 persons, or 10%.

Between 2006 and 2016, the population of the SCRD grew by 8%, from 27,759 to 29,970

Figure 3: Population, Gibsons, Sechelt, and SCRD, 2006-2016



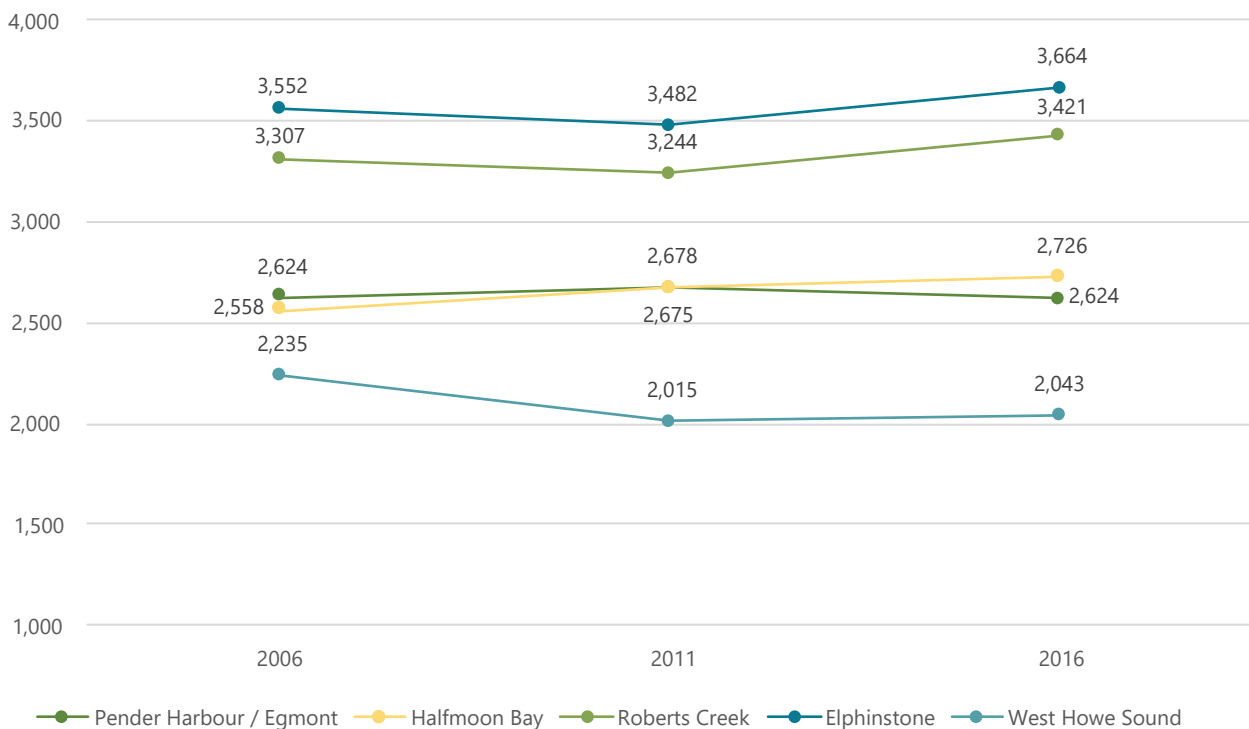
Source: Statistics Canada, Census 2016, 2011, 2006

Building permit data can also be used to estimate population, as it provides an idea of how many new homes are being constructed, which provides an idea of how many new households are being formed. Note that while “home”, “housing”, “dwelling”, or “housing unit” refers to the structure itself, “household” refers to the person or people who live in a home and can thus be used to estimate population.³

Since 2016, building permit data from the District of Sechelt and Gibsons show an increase in population to 2018, then a decrease in 2019. Data for the electoral areas show a similar upward trend to 2018, followed by a decrease in 2019.

The electoral areas experienced varying population changes between 2006 and 2016 (Figure 4). While Halfmoon Bay (Electoral Area B), Roberts Creek (Electoral Area D), and Elphinstone (Electoral Area E) experienced growth, the population in Pender Harbour / Egmont (Electoral Area A) fluctuated but remained consistent, and West Howe Sound’s (Electoral Area F’s) population decreased by 192 individuals, or 9%.

Figure 4: Population, SCRD Electoral Areas, 2006-2016



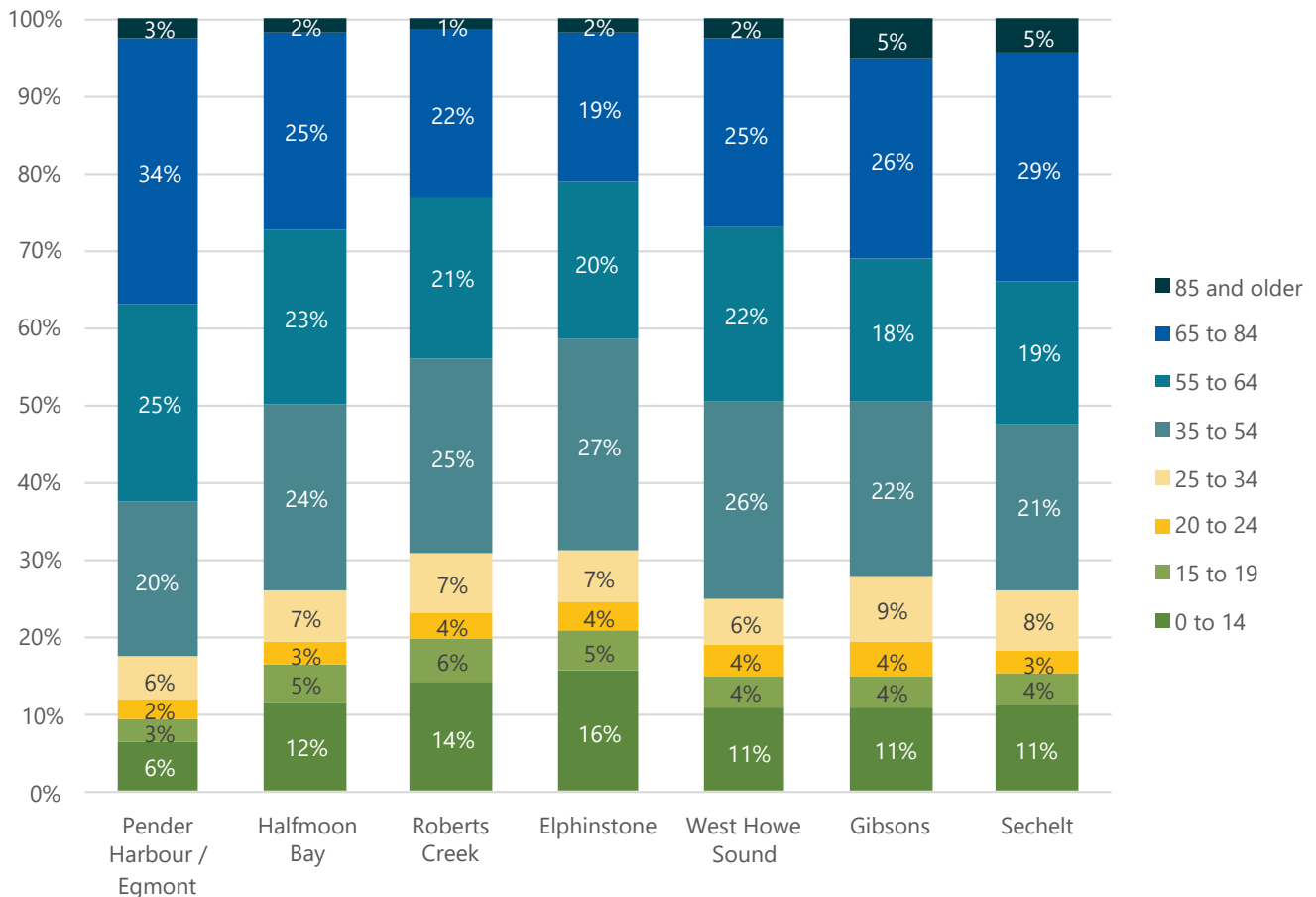
Source: Statistics Canada, Census 2016, 2011, 2006



2.1.2 Age

Age distribution throughout the electoral areas and municipalities is relatively consistent (Figure 5). Roberts Creek (SCRD D) and Elphinstone (SCRD E) each have larger proportions of individuals age 19 and younger than the rest of the electoral areas.

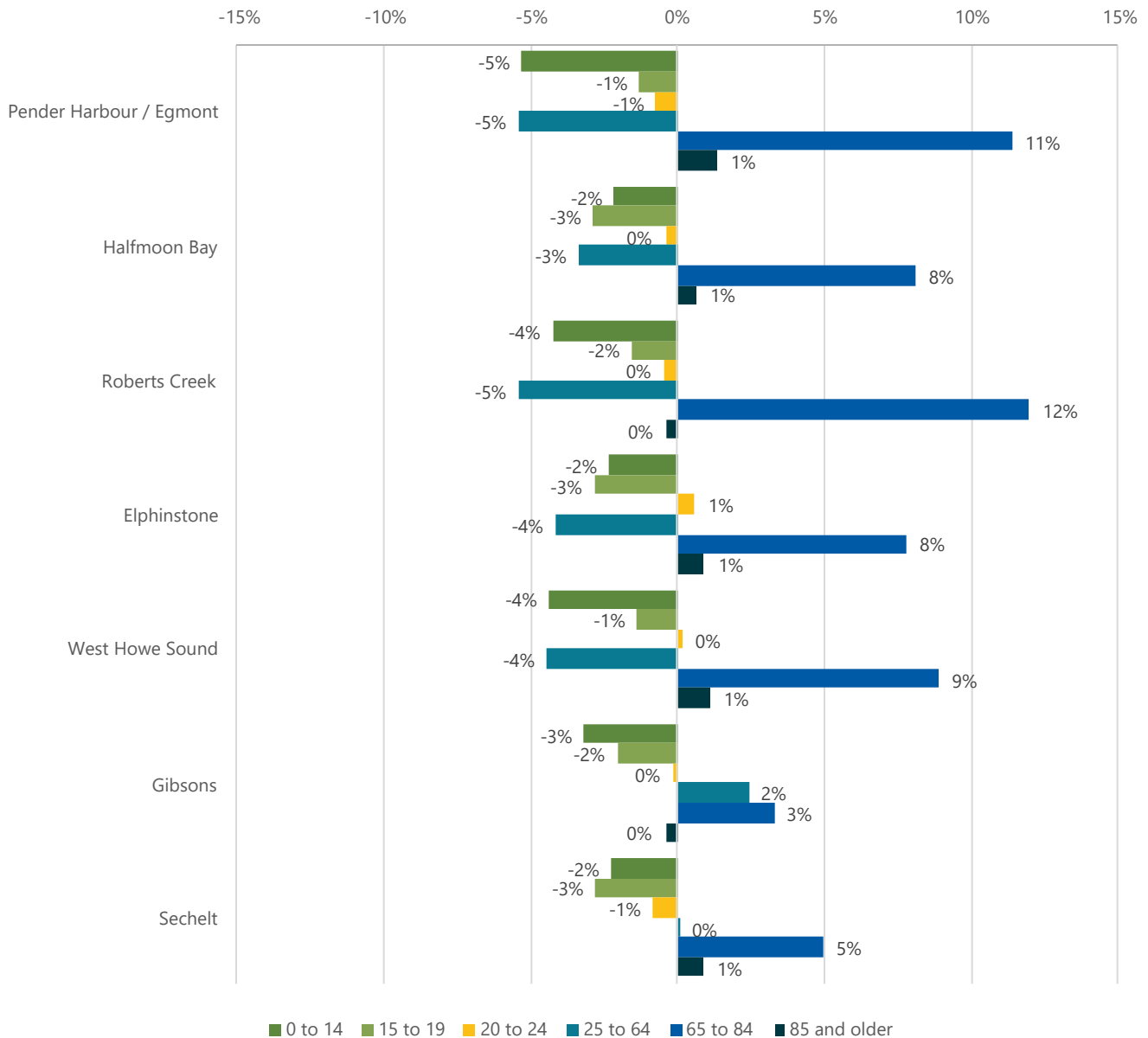
Figure 5: Population by Age Group in SCRD Electoral Areas, Gibsons, and Sechelt, 2016



Source: Statistics Canada, Census 2016

Across these communities, the largest change in age composition was seen in the proportion of the population comprised of adults aged 65 to 84 (Figure 6). Between 2006 and 2016, the proportion of the population represented by individuals in this age group increased by close to 10% in all electoral areas. In Gibsons and Sechelt, there was a smaller increase in this age group, however, it was still the age group with the largest increase. The proportion of the population comprised of younger people decreased in all communities over this period, with the largest decrease seen in the proportion of children (aged 0 to 14).

Figure 6: Change in Proportion of Population by Age Group in SCRD Electoral Areas, Gibsons, and Sechelt, 2006 to 2016

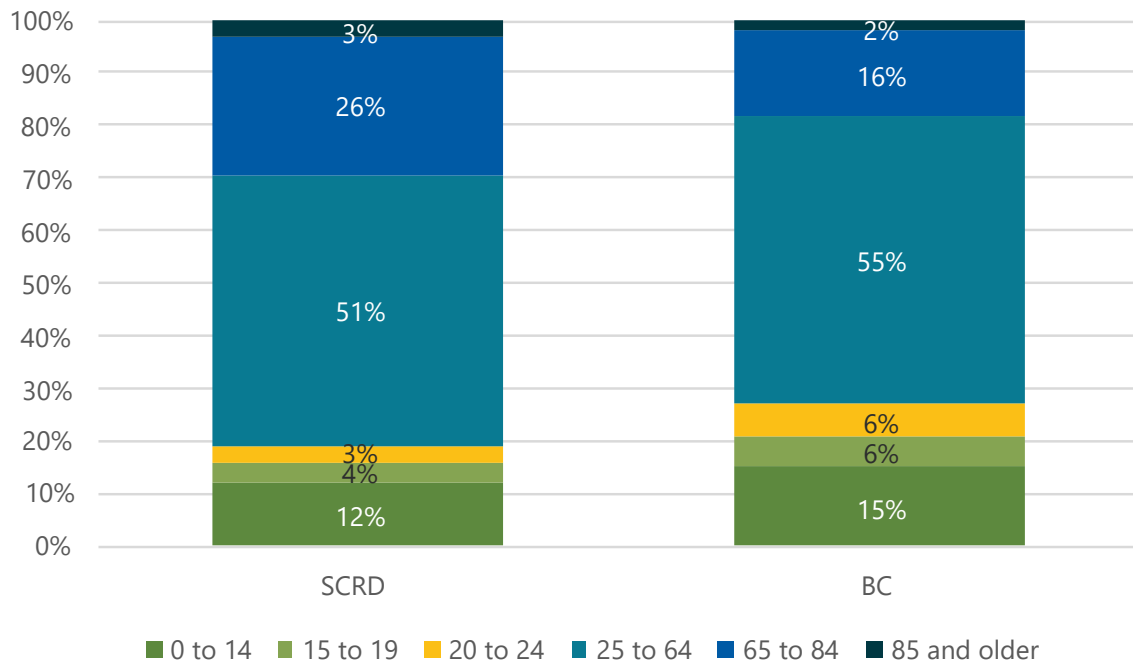


Source: Statistics Canada Census Program, Custom Data Organization, 2006, 2016



BC experienced a similar shift in age composition between 2006 and 2016, however the proportional increase in seniors and decrease in younger age groups was much more pronounced for the Sunshine Coast. Compared to the province as a whole, the SCRCD has a higher proportion of seniors (29% versus 18%) (Figure 7).

Figure 7: Population by Age Group, SCRCD and BC Overall, 2016

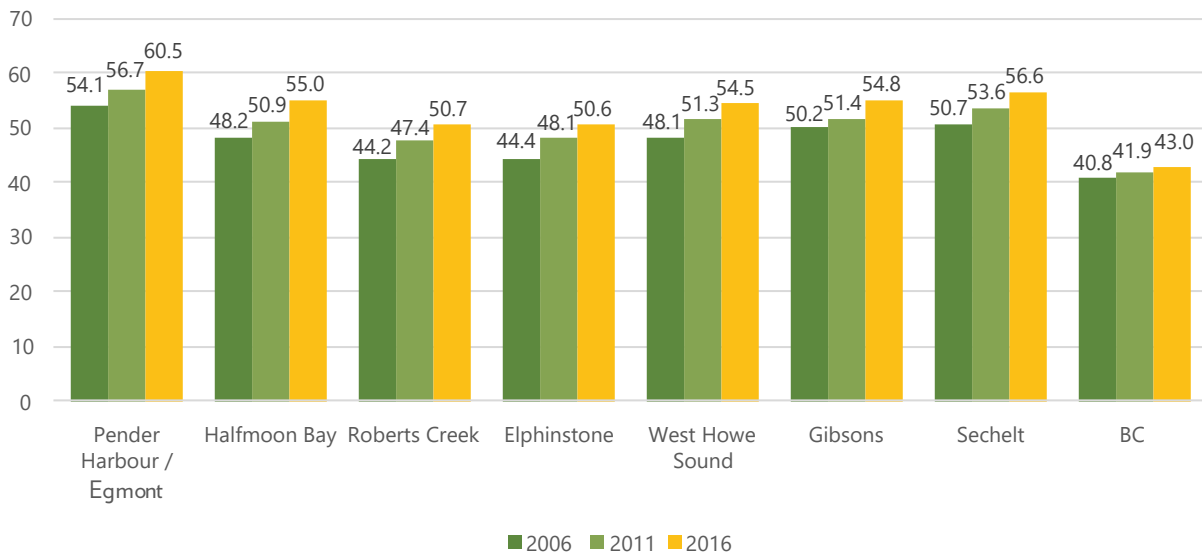


Source: Statistics Canada, Census 2016

In 2016, median ages across all Sunshine Coast communities were higher than BC's median age of 43. All electoral areas had a median age higher than 50 years, indicating that at least half the population was over 50 years old (Figure 8). At nearly 61 years, Pender Harbour / Egmont had the highest median age of all communities.

From 2006 to 2016, the median ages across these communities rose significantly. This shows that there are aging populations across the Sunshine Coast, which are aging at a faster rate compared to the province as a whole.

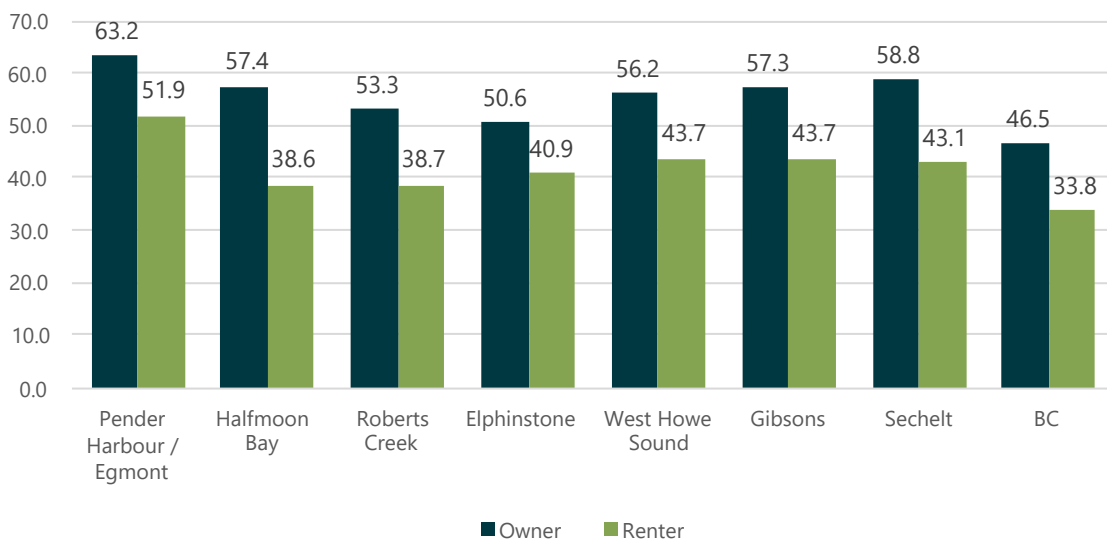
Figure 8: Median Age, SCRD Electoral Areas, Gibsons, and Sechelt, 2016



Source: Statistics Canada, Census 2016

Generally, renter households are more likely to be younger than owner households. Figure 9 shows that this was reflected in Sunshine Coast communities in 2016. Renters were approximately 5 to 18 years older compared to the provincial average; owners were approximately 4 to 17 years older. While both are related to the higher median age and aging trends on the Coast, a lack of rentals suitable for young families (i.e., 3-bedroom units) could also be a factor.

Figure 9: Median Age by Tenure, SCRD Electoral Areas, Gibsons, and Sechelt, 2016



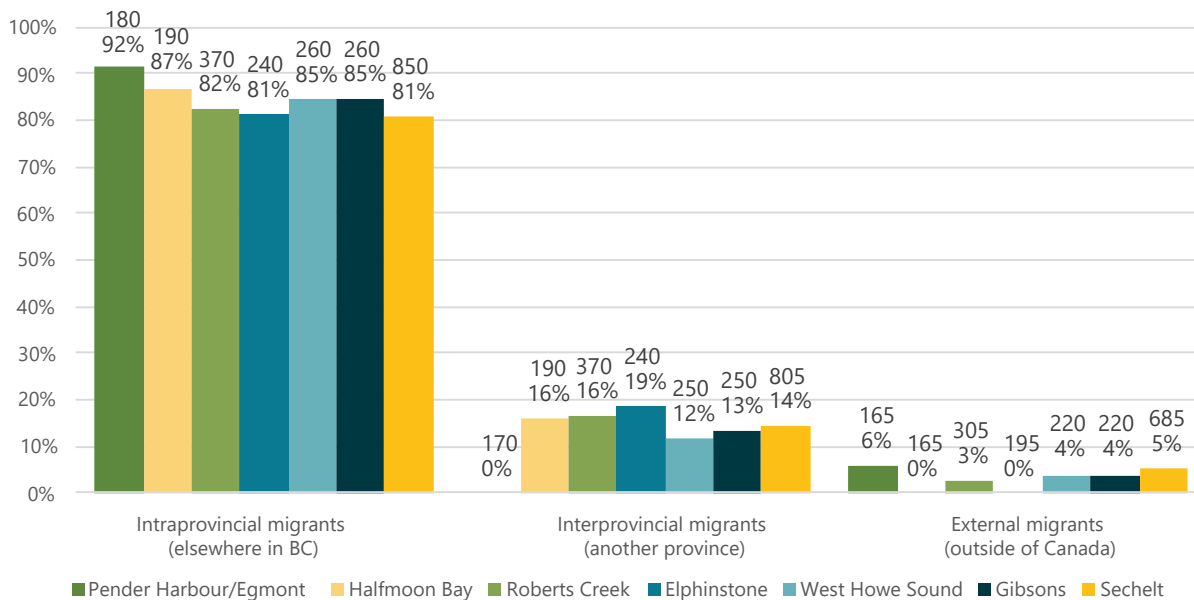
Statistics Canada, Census 2016– Custom Information for BC Ministry of Municipal Affairs and Housing



2.1.3 Mobility

Figure 10 shows the origin of people who moved to the Sunshine Coast between 2015 and 2016. Intraprovincial migrants are those who moved from elsewhere in BC and interprovincial are those who moved from another province. Across all electoral areas, Gibsons, and Sechelt, the largest proportion of movers to each community were intraprovincial (i.e., from elsewhere in BC). Sechelt received the highest number of movers from within BC over this period (685 people). The proportions of movers from another province or from outside Canada were small in comparison.

Figure 10: 1-Year Ago Mobility Status in SCRD Electoral Areas, Gibsons, and Sechelt, 2015-2016

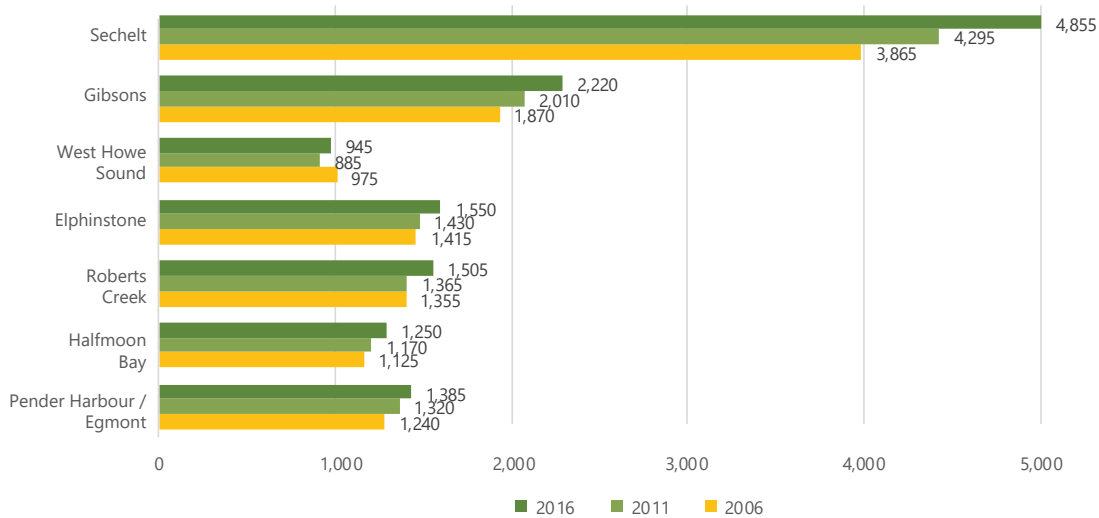


Source: Statistics Canada, Census 2016– Custom Information for BC Ministry of Municipal Affairs and Housing

2.1.4 Households

Most Sunshine Coast municipalities and electoral areas experienced household growth from 2006 to 2016. Growth was most concentrated in Sechelt and Gibsons: Sechelt saw an increase of 990 households, or 26%, and Gibsons saw an increase of 350 households, or 19%. West Howe Sound saw a decrease of 30 households (3%), while all other SCRD electoral areas experienced relatively steady growth.

Figure 11: Private Households, SCRD Electoral Areas, Gibsons, and Sechelt, 2006-2016



Source: Statistics Canada, Census 2016, 2011, 2006 – Custom Information for BC Ministry of Municipal Affairs and Housing

In 2016, households were relatively small across the Coast, averaging around two-person households or less (Table 1). Except for Sechelt, all other Sunshine Coast communities saw a decrease in housing size between 2006 and 2016, which is generally reflective of an aging population.

Roberts Creek and Elphinstone had the largest average household size at 2.3 persons, which was closer to the provincial average. The relatively larger household size reflects the higher proportion of youth in these two electoral areas in 2016.

Table 1: Average Household Size Private Households, SCRD Electoral Areas, Gibsons, and Sechelt, 2006-2016

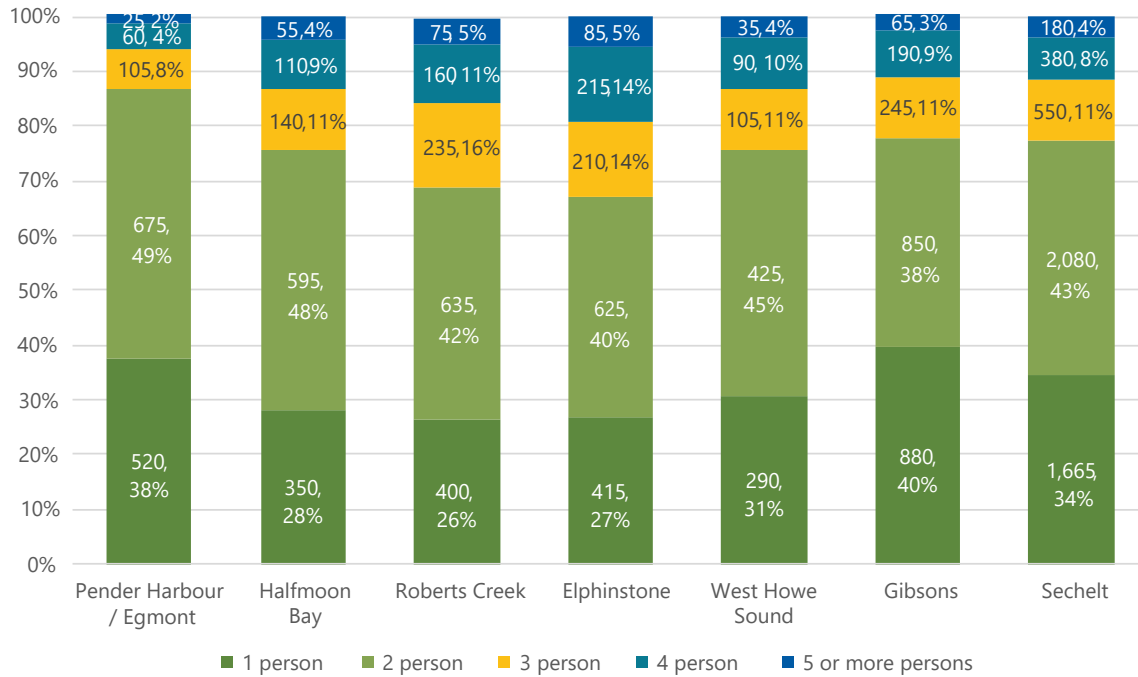
	Pender Harbour / Egmont	Halfmoon Bay	Roberts Creek	Elphinstone	West Howe Sound	Gibsons	Sechelt	BC
2006	2.1	2.3	2.4	2.5	2.3	2.1	2.1	2.5
2011	2.0	2.3	2.4	2.4	2.2	2.1	2.1	2.5
2016	1.8	2.2	2.3	2.3	2.1	2.0	2.1	2.4

Source: Statistics Canada, Census 2006, 2011 and 2016

One- or two-person households were most common across the Coast, representing a minimum of 67%, or two-thirds of each community in 2016 (Figure 12). Related to the larger household size and higher proportion of youth, Roberts Creek and Elphinstone had larger proportions of households with more than two people compared to other communities.



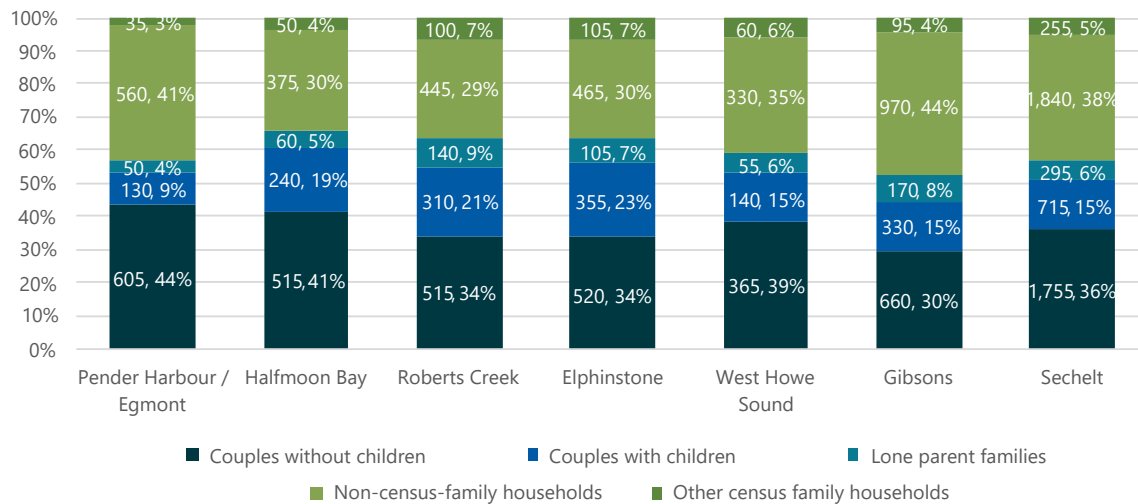
Figure 12: Households by Size in SCRD Electoral Areas, Gibsons, and Sechelt, 2016



Source: Statistics Canada, Census 2016

Most households across the Coast are comprised of couples without children or non-census families (Figure 13). Non-census families are primarily individuals living alone. This is consistent with an aging population and smaller household sizes, as many households are comprised of older couples whose children have left home or seniors living alone, both of whom may have retired to the Coast. Roberts Creek and Elphinstone had the highest proportion of families with children, with 30% of households being comprised of couples with children and lone-parent families.

Figure 13: Households by Family Type in SCRD Electoral Areas, Gibsons, and Sechelt, 2016

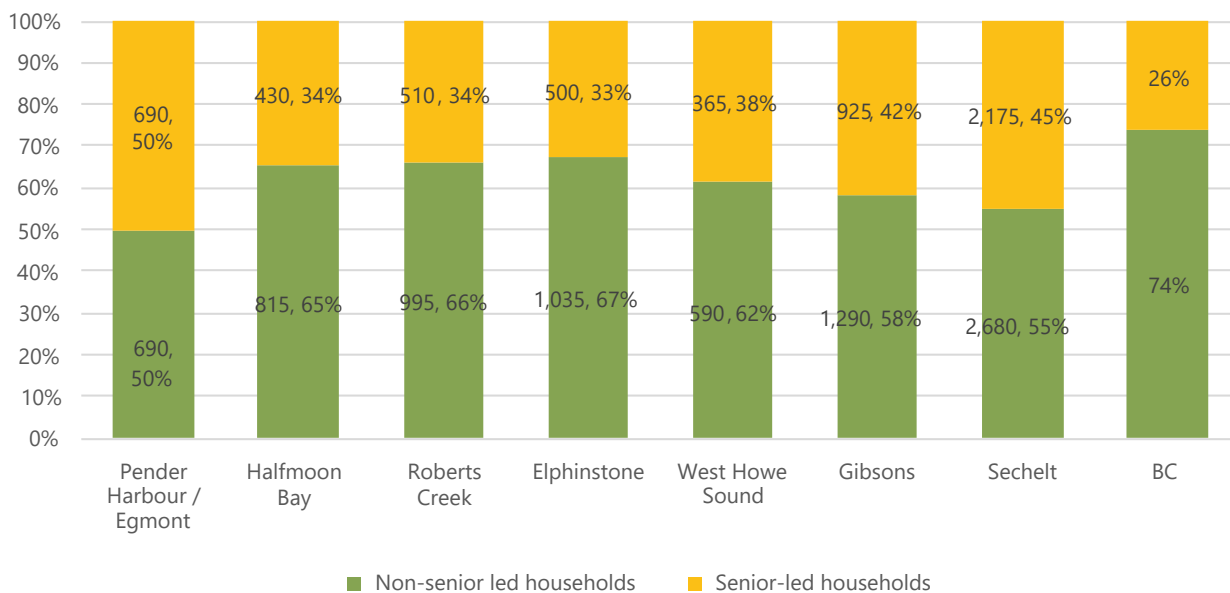


Source: Statistics Canada, Census 2016

2.1.5 Age of Household Maintainer

The “household maintainer” is the first person listed on the Census who pays the mortgage, rent, taxes, and / or utility bills for the dwelling. Age of household maintainer provides insight into who is heading households in communities across the Coast. Figure 14 shows the proportion of households led by seniors (i.e., 65+), compared to the proportion of households led by young adults and people of working age (i.e., 19 to 64). In 2016, all communities had a higher proportion of households led by seniors compared to the provincial average. In Pender Harbour / Egmont, half of all households were led by seniors, closely followed by Sechelt and Gibsons, with 45% and 42%, respectively. Roberts Creek and Elphinstone have a higher proportion of households led by people of working age, which is consistent with their higher proportions of couples with children and larger household sizes.

Figure 14: Senior and Non-Senior Led Households in SCRD Electoral Areas, Gibsons, and Sechelt, 2016



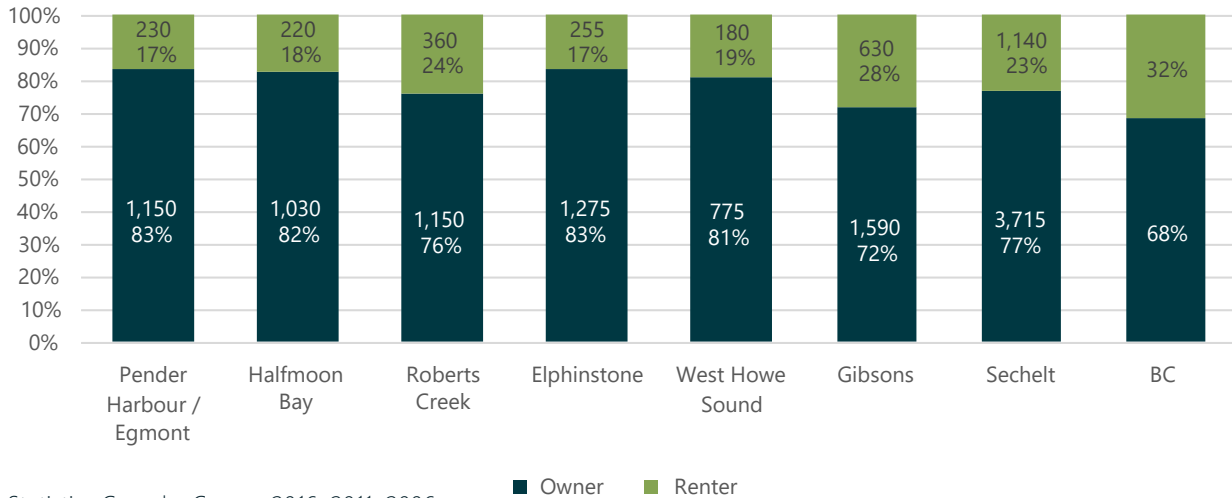
Source: Statistics Canada, Census 2016– Custom Information for BC Ministry of Municipal Affairs and Housing



2.1.6 Tenure

There were high rates of homeownership in all electoral areas and Sechelt in 2016 (Figure 15). Gibsons had the lowest rate of homeownership and highest rate of renter households.

Figure 15: Household by Tenure for Occupied Dwellings in SCRD Electoral Areas, Gibsons, and Sechelt, 2016*

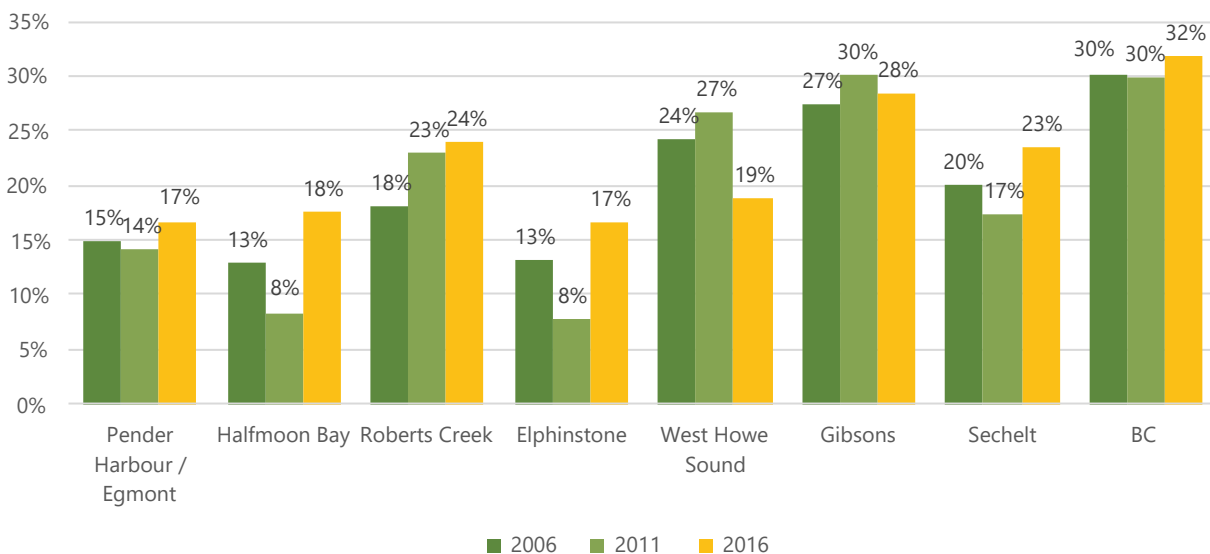


Source: Statistics Canada, Census 2016, 2011, 2006

* Note that this data is only available for dwellings that were occupied by their usual resident on the reference day of the 2016 Census count.

Between 2006 and 2016, the proportion of renter households increased in most Sunshine Coast communities (Figure 16). A similar trend was seen for the province as a whole. In all years, the proportion of renter households remained lower compared to the province. Gibsons had the highest proportion of renters over this period, matching the provincial proportions.

Figure 16: Proportion of Renter Households by Private Households in SCRD Electoral Areas, Gibsons, Sechelt, 2006-2016

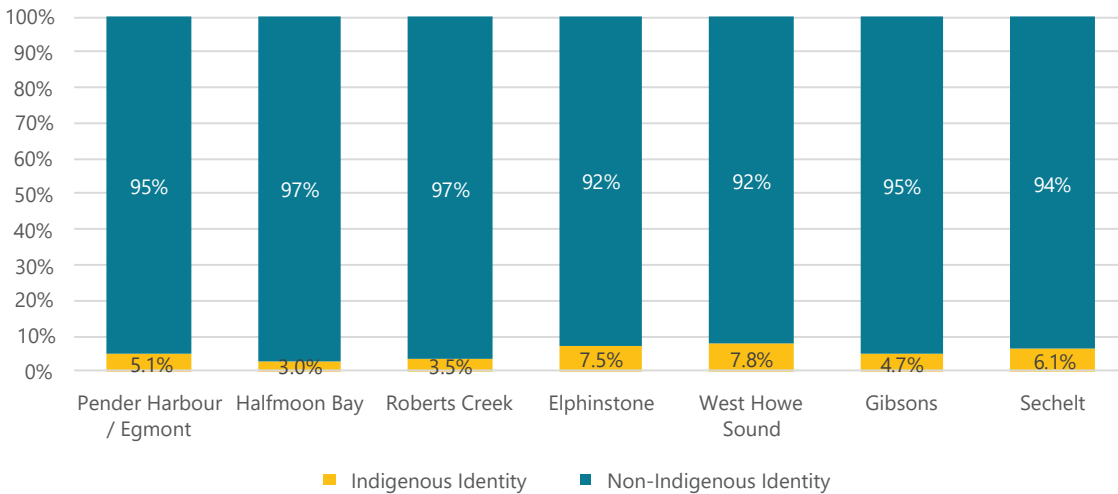


Source: Statistics Canada, Census 2016, 2006, National Household Survey 2011

2.1.7 Indigenous Identity

In 2016, the highest proportion of individuals in private households who identified as Indigenous was seen in SCRD Areas F (8%) and E (8%), followed by the District of Sechelt (6%) (Figure 17). In each of these three communities, there was a higher proportion of households who identified as Indigenous compared to the provincial average (6%).

Figure 17: Indigenous Identity in Private Households, SCRD Electoral Areas, Gibsons, and Sechelt, 2016

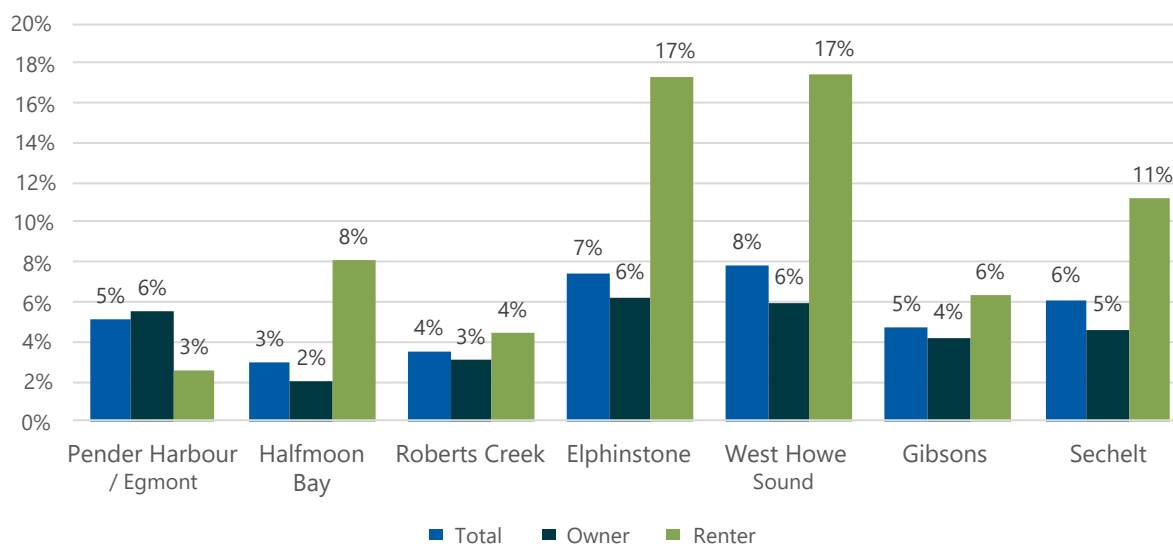


Source: Statistics Canada, Census 2016– Custom Information for BC Ministry of Municipal Affairs and Housing

In most communities across the Coast, there were higher proportions of renter households who identified as Indigenous compared to owner households in 2016 (Figure 18). Elphinstone and West Howe Sound had the highest proportion of renters who identified as Indigenous at 17%, almost double the provincial proportion of 9%.

Pender Harbour / Egmont is the only community where more owners identified as Indigenous compared to renters.



Figure 18: Indigenous Identity in Private Households by Tenure, SCRD Electoral Areas, Gibsons, and Sechelt, 2016

Source: Statistics Canada, Census 2016– Custom Information for BC Ministry of Municipal Affairs and Housing

2.2 Income and Economy

2.2.1 Household Income

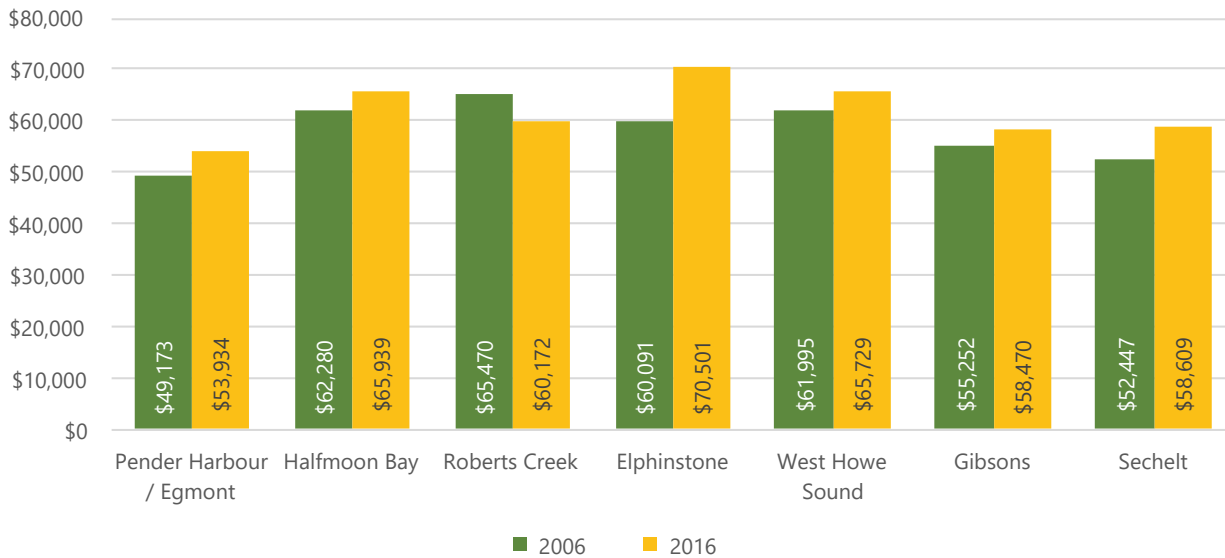
It is important to note that Censuses report on income data from the year prior, which means that the most recent income data (i.e., from the 2016 Census) is based on 2015 incomes. In this section, data for 2011 is not presented due to quality of data collected in the 2011 NHS. Due to the voluntary nature of the survey, in communities with small populations such as the SCRD electoral areas, income data can be skewed simply because of who responded. The 2011 NHS has been widely criticized because lower income households were perceived as less likely to respond.

Data presented is for median household incomes, which identify the mid-point of income distribution in the community. This measure is generally accepted to be the most reliable indicator of community incomes, compared to using an average, which can be skewed by outliers. Median means that half of the sample makes more than the median income and half makes less.

Median household incomes have grown in the electoral areas and municipalities, except for Roberts Creek, which experienced a decrease from 2006 to 2016 (Figure 19). This is likely related to the increase in the number of renter households in this community and the proportion of households they represented. From 2006 to 2016, the proportion of renters in Roberts Creek increased more compared to other communities (from 18% to 24%) (see Figure 16). As renter households have lower median incomes compared to owners, this may have brought down the overall median income.

Across these communities, Elphinstone had the highest median household income at \$70,501 in 2016, which was similar to BC's median of \$69,995. Pender Harbour / Egmont had the lowest median household income (\$53,934).

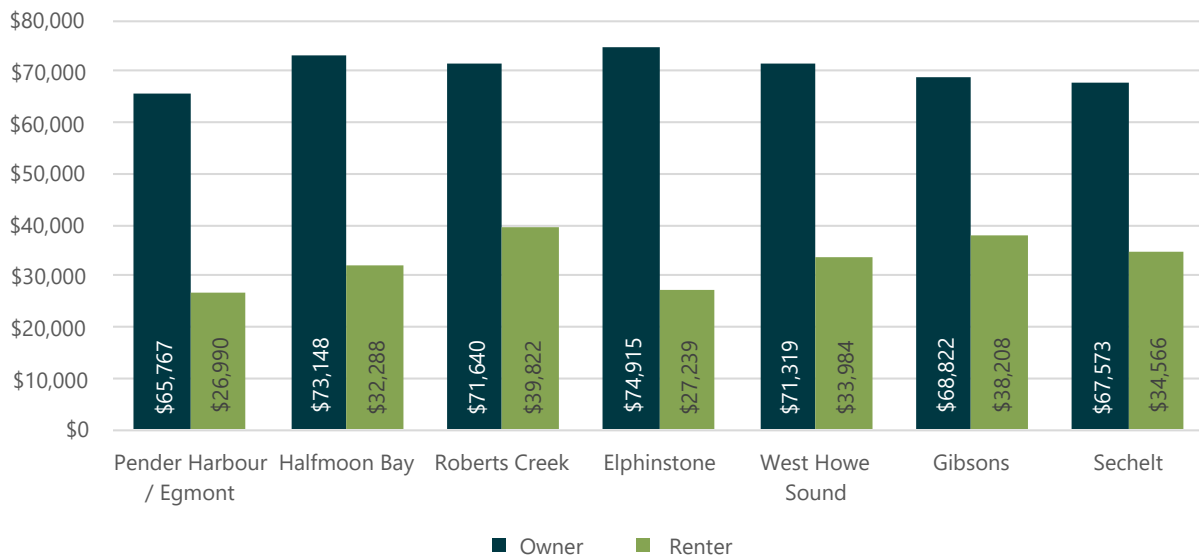
Figure 19: Median Before-Tax Household Income (Constant 2015 Dollars) in SCRD Electoral Areas, Gibsons, and Sechelt, Before Tax, 2006-2016



Source: Statistics Canada, Census 2006 and 2016 – Custom Information for BC Ministry of Municipal Affairs and Housing

Across electoral areas and municipalities, the median household incomes were significantly higher for owner households compared to renter households in 2016. In some cases, owner households were earning more than double what renter households were, such as in Pender Harbour / Egmont, Halfmoon Bay, and Elphinstone. This is one factor that makes it challenging to find suitable, adequate, and affordable rental housing on the Sunshine Coast.

Figure 20: Median Before-Tax Household Income by Tenure, Private Households, SCRD Electoral Areas, Gibsons, and Sechelt, 2016



Source: Statistics Canada, Census 2016 – Custom Information for BC Ministry of Municipal Affairs and Housing

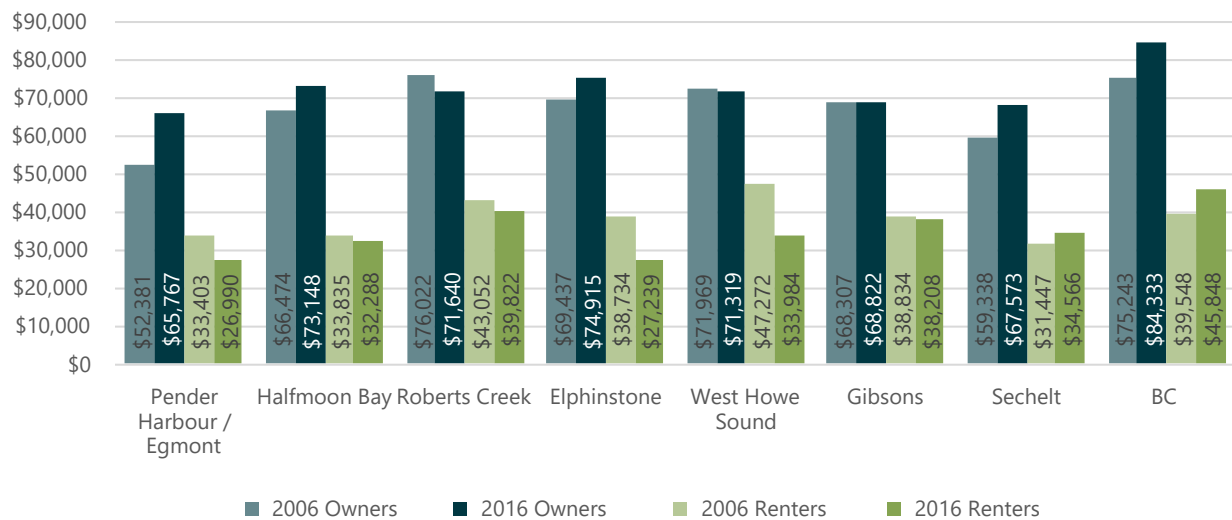


Between 2006 and 2016, median household incomes for owners increased in most communities, while median household incomes for renters decreased (Figure 21).

Owner households in Pender Harbour / Egmont saw the largest absolute increase, approximately \$13,000, which was larger compared to the provincial average (approximately \$9,000). Roberts Creek is the only community that saw a decrease in the median household income for owners.

For all communities except Sechelt, the median household incomes of renters decreased. Elphinstone and West Howe Sound saw the largest decreases, approximately \$11,000 and \$13,000, respectively.

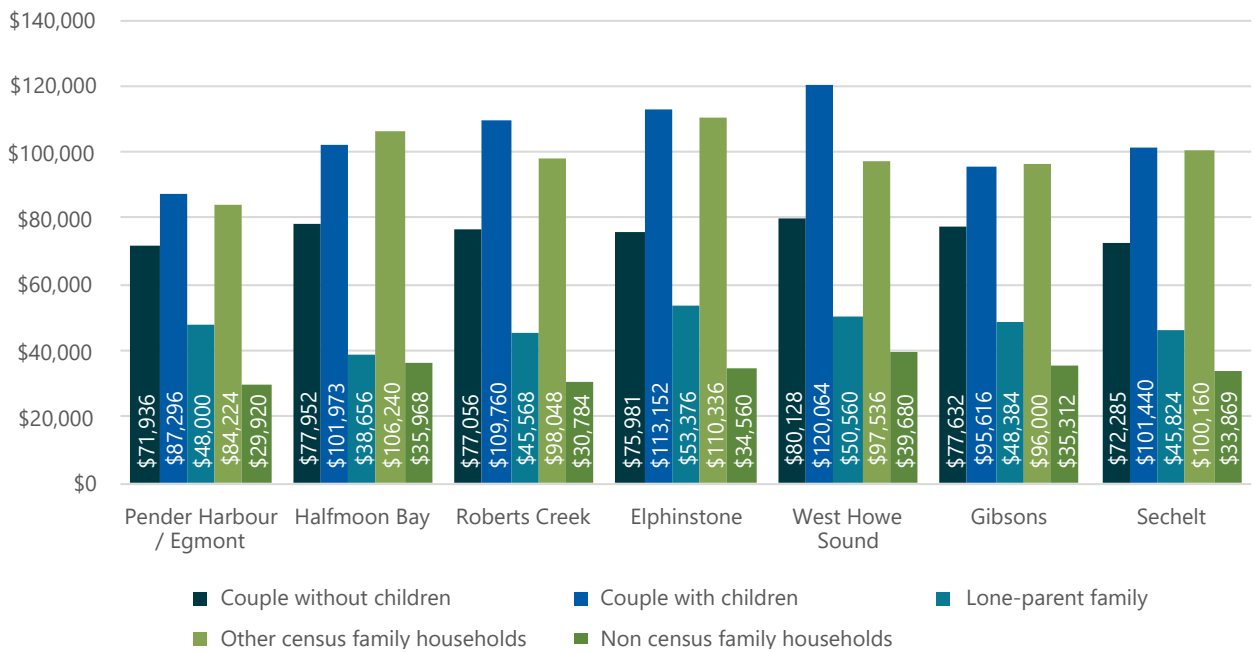
Figure 21: Median Before-Tax Household Income by Tenure, Private Households, SCRD Electoral Areas, Gibsons, Sechelt, and BC, 2006-2016



Source: Statistics Canada, Census 2016– Custom Information for BC Ministry of Municipal Affairs and Housing

Across all electoral areas and municipalities, couples with children had the highest median before-tax incomes (Figure 22). Elphinstone had the highest at \$113,152. Single income households, like lone-parent families and non-census families reported significantly lower incomes compared to other household types. Non-census families had the lowest median incomes overall; the median for Pender Harbour / Egmont was just \$29,920. This household type may be particularly vulnerable in the housing market as they are likely challenged to find housing that is affordable relative to their income.

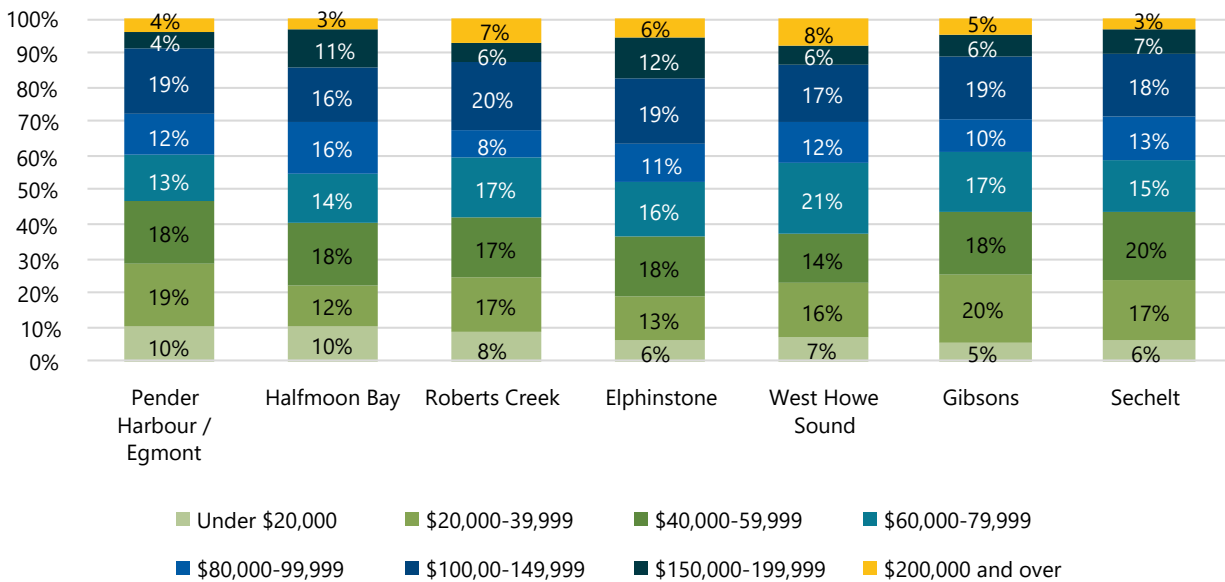
Figure 22: Median Before-Tax Household Income by Household Type, SCRD Electoral Areas, Gibsons, and Sechelt, 2006-2016



Source: Statistics Canada, Census 2016

When broken down by income brackets, more trends are made apparent. In 2016, owner households in the Sunshine Coast were well distributed across different income brackets, with relatively similar distributions across communities (Figure 23).

Figure 23: Owner Households by Income Brackets and Tenure in SCRD Electoral Areas, Gibsons, and Sechelt, 2016

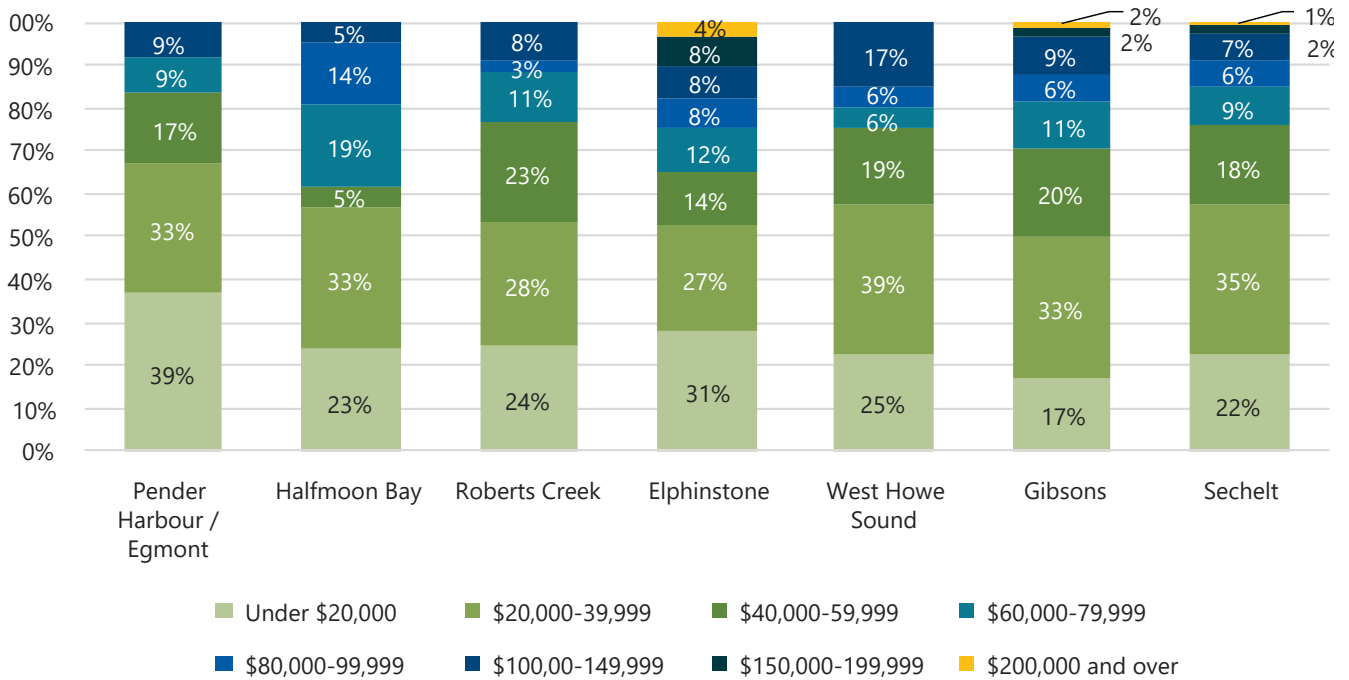


Source: Statistics Canada, Census 2016– Custom Information for BC Ministry of Municipal Affairs and Housing



Unlike owner households, renter households on the Sunshine Coast in 2016 fell mostly within the lowest income brackets (\$39,999 or less). At least half of the renter households across all communities reported incomes of \$39,999 or less. Nearly three-quarters (72%) of renter households in Pender Harbour / Egmont reported this. There were no renter households falling within the highest income brackets (\$150,000 or more) in Pender Harbour / Egmont, Halfmoon Bay, Roberts Creek, or West Howe Sound.

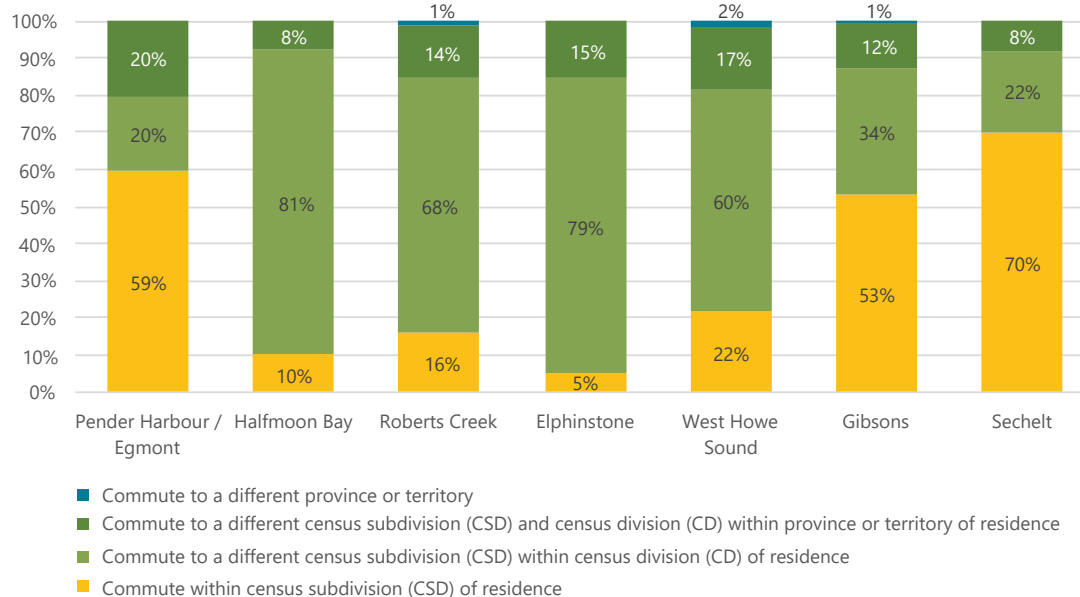
Figure 24: Renter Households by Income Brackets and Tenure in SCRD Electoral Areas, Gibsons, and Sechelt, 2016



Source: Statistics Canada, Census 2016– Custom Information for BC Ministry of Municipal Affairs and Housing

2.2.2 Employment and Industry

Most workers living in Pender Harbour / Egmont, Gibsons, and Sechelt work within their community (Figure 25). Most workers living in Halfmoon Bay, Roberts Creek, Elphinstone, and West Howe Sound commute to a different community on the Sunshine Coast for work.

Figure 25: Commuting Destination, SCRD Electoral Areas, Gibsons, and Sechelt, 2016

Source: Statistics Canada, Census 2016 – Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Approximately one-third of Sunshine Coast residents were employed in retail trade (13%), construction (10%), and health care and social assistance (10%) in 2016.

Table 2: Labour force by industry, SCRD, 2016

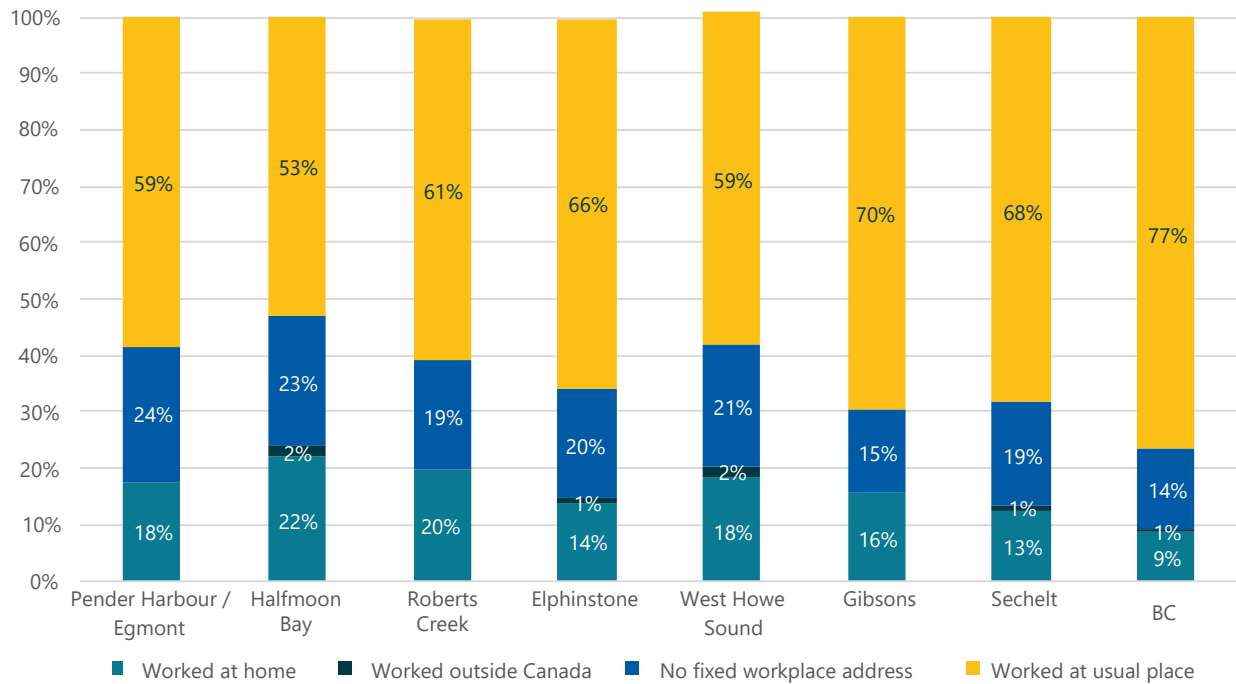
Industry	% of Labour Force
Retail trade	13%
Construction	10%
Health care and social assistance	10%
Professional, scientific and technical services	8%
Accommodation and food services	8%
Educational services	7%
Manufacturing	6%
Administrative and support, waste management and remediation services	6%
Transportation and warehousing	5%
Other and not applicable	26%

Source: Statistics Canada Census Program, 2016, Custom Data Organization for BC Ministry of Municipal Affairs and Housing



Compared to the provincial average, there are higher proportions of the labour force working at home and with no fixed workplace address across the Sunshine Coast. At least 30% of the labour force in each community reported they worked from home or had no fixed workplace address in 2016, compared to 24% provincially. Sechelt had the lowest proportion of people working from home (13%), which is likely reflective of the higher concentration of services and businesses in the District.

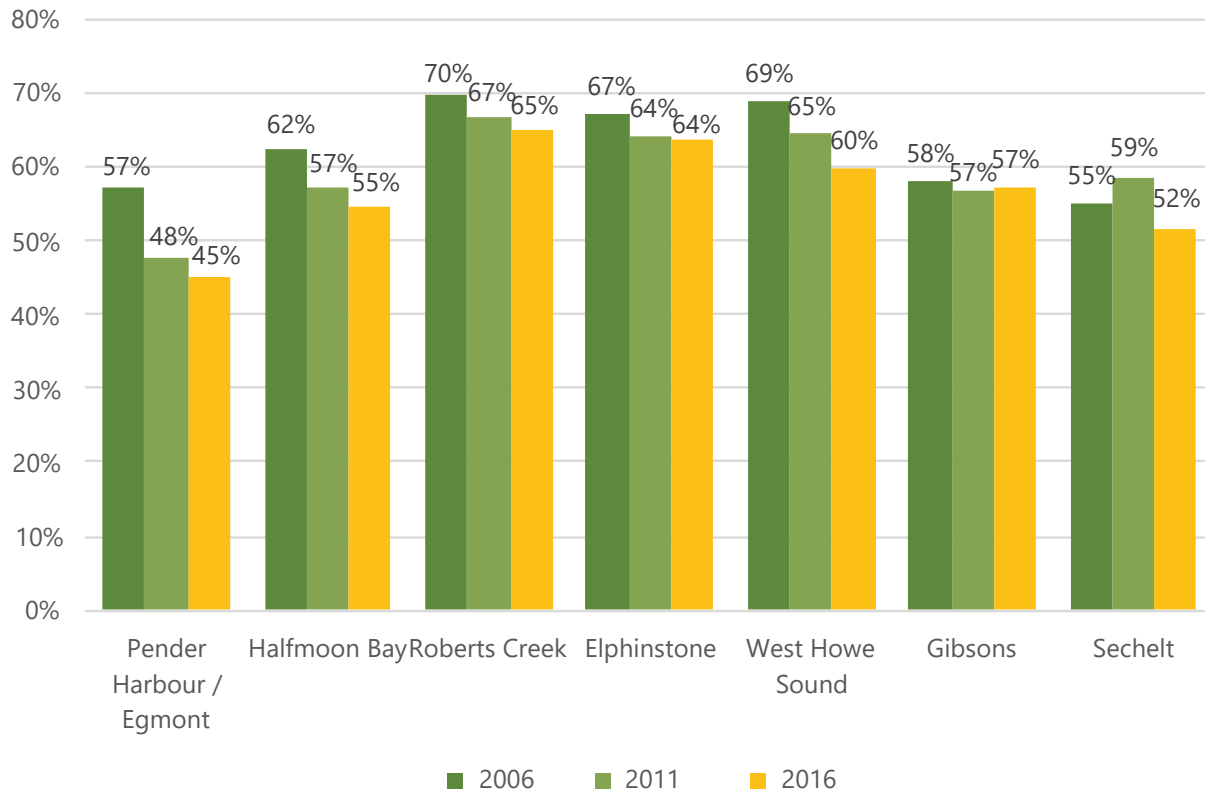
Figure 26: Place of Work in SCRD Electoral Areas, Gibsons, Sechelt, 2006-2016



Source: Statistics Canada, Census 2016

The labour force participation rate measures the proportion of adults 15 years of age and older actively working or seeking work. Across the Sunshine Coast, the labour force participation rate decreased from 2006 to 2016, a trend commonly associated with aging populations (Figure 27). Pender Harbour / Egmont had lowest participation rate and experienced the greatest decrease in participation rate from 57% to 45%. This is to be expected, as Pender Harbour / Egmont also had the largest proportion of seniors compared to the other communities (Figure 5).

Figure 27: Participation Rates, SCRD Electoral Areas, Gibsons, and Sechelt, 2016



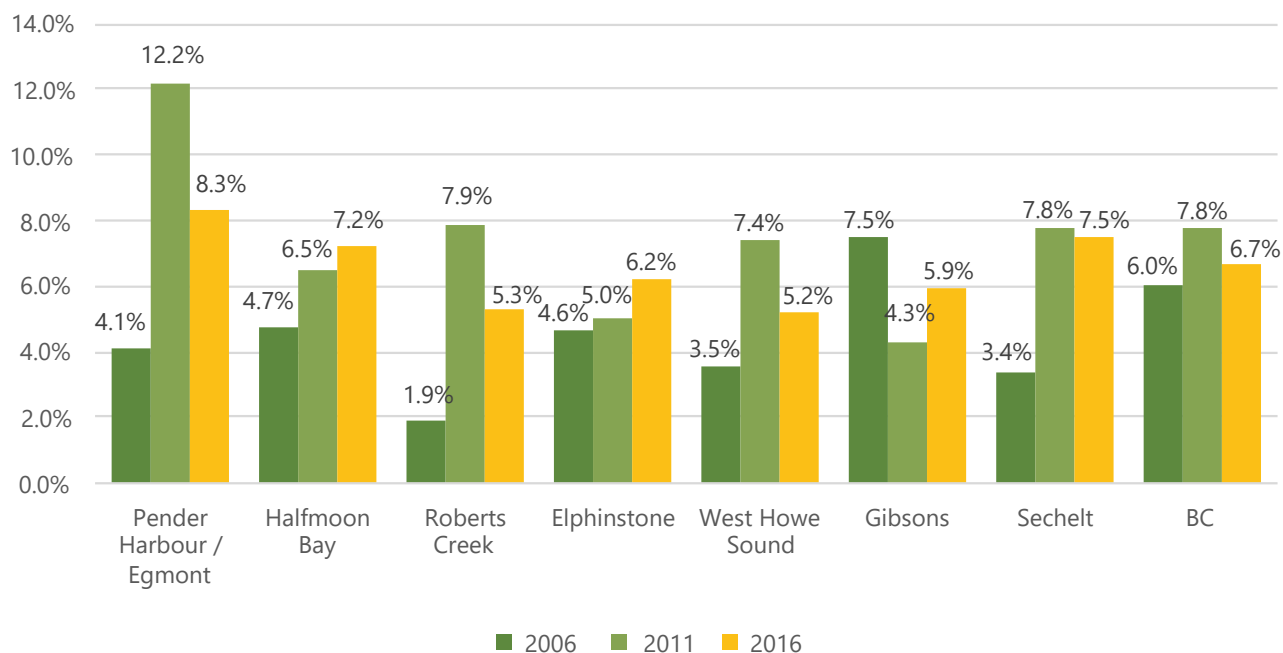
Source: Statistics Canada, Census 2016 – Custom Information for BC Ministry of Municipal Affairs and Housing

Unemployment rates generally trended upwards between 2006 and 2016, which is the same trajectory as experienced in the province overall (Figure 28). Unemployment rates on the Sunshine Coast may have changed more drastically as a result of population aging and decreasing participation rates over the same period.

Because the SCRD as whole and electoral areas in particular have small populations, slight economic fluctuations generally have a bigger impact on unemployment rates compared to more populous communities.

In 2016, Pender Harbour / Egmont had the highest unemployment rate, which increased noticeably between 2006 and 2011. This aligns with the aging population and decreasing participation rate trends seen in Pender Harbour / Egmont. For all other communities, unemployment rates were similar to the rate for BC (Figure 28).



Figure 28: Unemployment Rates, SCRD Electoral Areas, Gibsons, and Sechelt, 2016

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

2.3 Summary

- Between 2006 and 2016, the population of Sunshine Coast grew by 8%, from 27,759 to 29,970. The majority of this growth came from Sechelt and Gibsons; over this period, Sechelt grew by 1,762 persons, or 21%, and Gibsons grew by 423 persons, or 10%. The electoral areas experienced varying population changes over this period.
- Age distribution throughout the electoral areas, Gibsons, and Sechelt is relatively consistent (Figure 4). Between 2006 and 2016, the proportion of the population comprised of those aged 65 to 84 increased by close to 10% in all electoral areas. In Gibsons and Sechelt, there was a smaller increase in this age group, however, it was still the age group with the largest increase.
- Across the Sunshine Coast, the population is older compared to the provincial average. In 2016, all communities had a median age higher than 50 years, indicating that at least half the population was over 50 years old. At nearly 61 years, Pender Harbour / Egmont had the highest median age of all communities. In 2016, the median age for BC was 43.

- Most people who move to the Sunshine Coast are coming from elsewhere in BC. Sechelt received the highest number of movers from within BC between 2015 and 2016 (685 people).
- Most Sunshine Coast municipalities and electoral areas experienced household growth from 2006 to 2016, most of which was concentrated in Sechelt and Gibsons: Sechelt saw an increase of 990 households, or 26%, and Gibsons saw an increase of 350 households, or 19%. The faster rate of household growth compared to population growth suggests households are getting smaller, which is consistent with aging trends.
- In 2016, households were relatively small across the Sunshine Coast, averaging around two-person households or less. Most communities saw a decrease in housing size between 2006 and 2016, which is generally reflective of an aging population. Roberts Creek and Elphinstone had the largest average household size in 2016 at 2.3 persons, which may reflect the higher proportion of youth in these electoral areas.
- There were high rates of homeownership in all communities in 2016; Gibsons had the lowest rate of homeownership (72%) and highest rate of renter households (28%).
- In 2016, the highest proportion of individuals in private households who identified as Indigenous was seen in SCR D Areas F (7.8%) and E (7.5%), followed by Sechelt (6.1%). For comparison, the provincial average was 5.9%.
- Across the Coast, the median household incomes were significantly higher for owner households compared to renter households in 2016. In some cases, owner households were earning more than double what renter households were, such as in Pender Harbour / Egmont, Halfmoon Bay, and Elphinstone. Median household incomes were also significantly lower for non-census and lone-parent families. This is typical, as these households generally rely on one income compared to couples or other census families, who may have two or more incomes. Non-census family incomes were approximately one-third the income of couples with children and lone-parent family incomes were slightly higher, approaching one-half the income of couples with children. Single income earning household may need smaller housing options that suit their household needs while remaining affordable.
- Across the Coast, there were higher proportions of people who reported working from home in 2016 (13% - 22%) compared to the provincial average (9%). With requirements for physical distancing and the transition to working from home for most office workers as a result of the COVID-19 pandemic, community engagement indicates working from home on the Coast has become even more common.

Across the Coast, the median household incomes were significantly higher for owner households compared to renter households in 2016.





3.0

Housing Profile

This section incorporates datasets from the following sources: BC Custom Census for 2006, 2011, and 2016

The housing profile provides an overview of historical trends and describes the current stock of housing on the Coast. It provides information on dwelling type, size, and age, market housing, rental housing, non-market housing, new home construction, homelessness, housing indicators, and Core Housing Need.

This section incorporates datasets from the following sources: BC Custom Census for 2006, 2011, and 2016 (published by the Ministry of Municipal Affairs and Housing); 2011 National Household Survey, Canada Mortgage and Housing Corporation (CMHC) Rental Market Survey; BC Assessment data; BC Housing, the Co-operative Housing Federation of BC (CHFBC); and the SCRD local governments.

3.1 Dwelling Units

3.1.1 Number of Dwellings and Unoccupied Dwellings

Private dwellings that are occupied by usual residents refer to homes in which a person or household is permanently residing. Dwellings not occupied by usual residents means that the housing unit is either vacant or rented out on a temporary or short-term basis.

Table 3 shows that in 2016, most dwellings in all communities were occupied by usual residents. West Howe Sound, Pender Harbour / Egmont, and Halfmoon Bay had the largest proportions of dwellings not occupied by usual residents, with nearly half of dwellings in West Howe Sound not occupied (49%, 41%, and 29%, respectively). Only a small proportion of private dwellings in Gibsons (4%), Elphinstone (6%), and Sechelt were not occupied by usual residents. For comparison, the 2016 average for BC as a whole was 9%.

Table 3: Dwellings and Unoccupied Dwellings.

	Gibsons	Sechelt	Pender Harbour / Egmont	Halfmoon Bay	Roberts Creek	Elphinstone	West Howe Sound
Total Private Dwellings	2,320	5,378	2,329	1,753	1,776	1,650	1,833
Dwellings occupied by usual residents	2,221	4,855	1,381	1,247	1,508	1,549	942
Dwellings not occupied by usual residents	99	523	948	506	268	101	891
% of dwellings that are not occupied by usual residents	4%	10%	41%	29%	15%	6%	49%

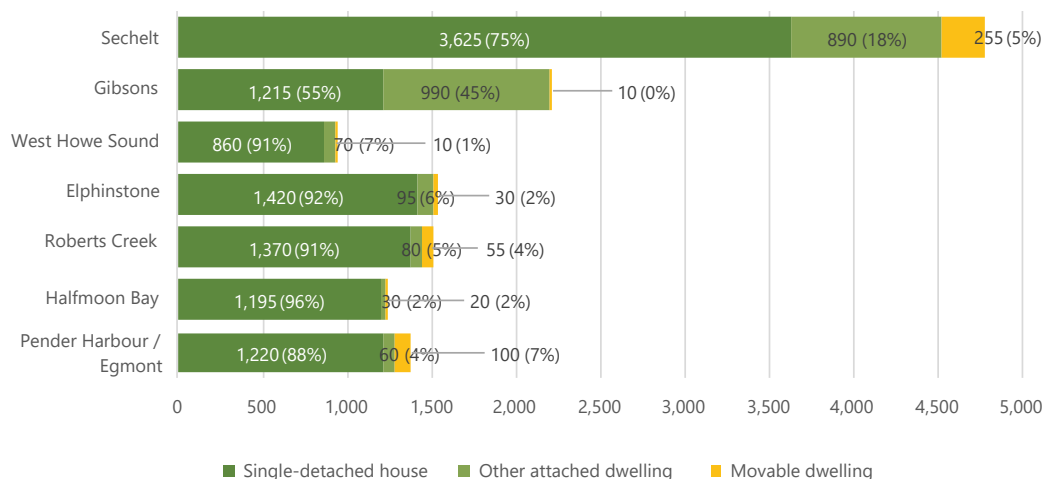
Source: Statistics Canada, Census 2016

3.1.2 Structural Type

Housing stock is similar across all electoral areas, with a majority of single-detached homes.* In 2016, housing stock was more diverse in Sechelt and Gibsons, where single-detached homes comprised 75% of stock in Sechelt and 55% in Gibsons. In total, there were 13,995 dwellings across all electoral areas and the two municipalities. Sechelt had the largest number of dwellings, which reflects its larger population size.

Aside from single-detached homes, the remainder of the stock was mostly other attached dwellings, including semi-detached houses, row houses, single-detached homes with secondary suites, apartments in a building that has fewer than five storeys and other single-attached houses. There was a small number of movable dwellings in most communities

Figure 29: Occupied Dwellings by Structure Type, SCR D Electoral Areas, Gibsons, and Sechelt, 2016*



Source: Statistics Canada, Census 2016

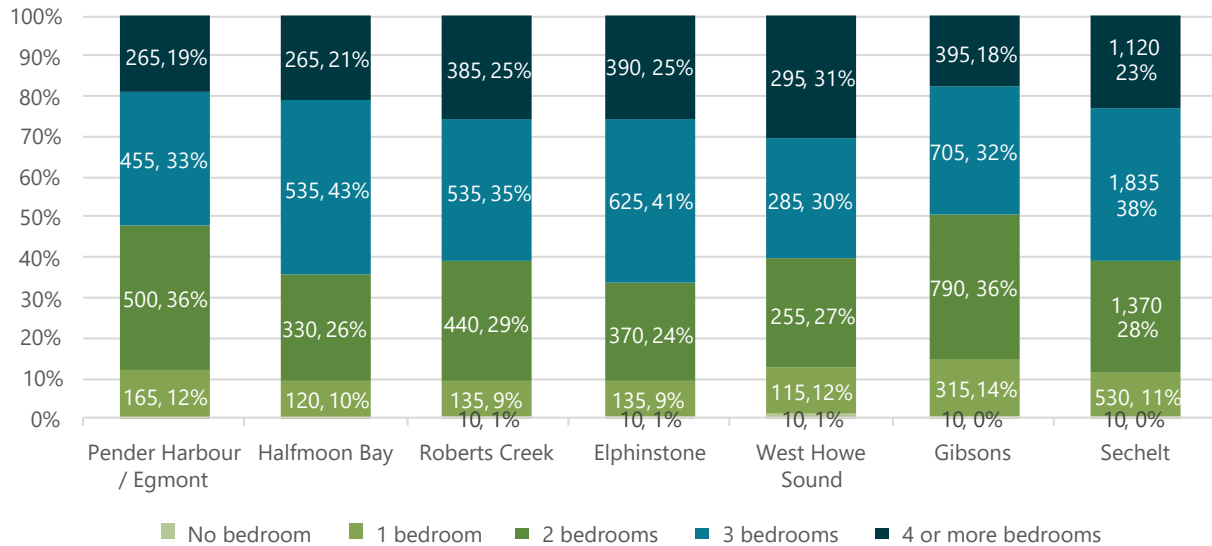
* Note that this data is only available for dwellings that were occupied by their usual resident on the reference day of the 2016 Census count. In communities that have higher proportions of dwellings not occupied by their usual resident (i.e., West Howe Sound, Pender Harbour / Egmont, and Halfmoon Bay), the distribution of dwellings by structural type that are physically present in the community may differ slightly from what is shown in Figure 29.



3.1.3 Number of Bedrooms

Housing on the Coast is a mix of units with two or more bedrooms (Figure 30). In 2016, 50% or more of housing in the electoral areas, Gibsons, and Sechelt was built for larger families (i.e., has three or more bedrooms). There are few one-bedroom and studio units across all communities; Gibsons had the largest proportion of smaller units.

Figure 30: Occupied Dwellings by Number of Bedrooms, Private Households, SCRD Electoral Areas, Gibsons, and Sechelt, 2016*



Source: Statistics Canada, Census 2016

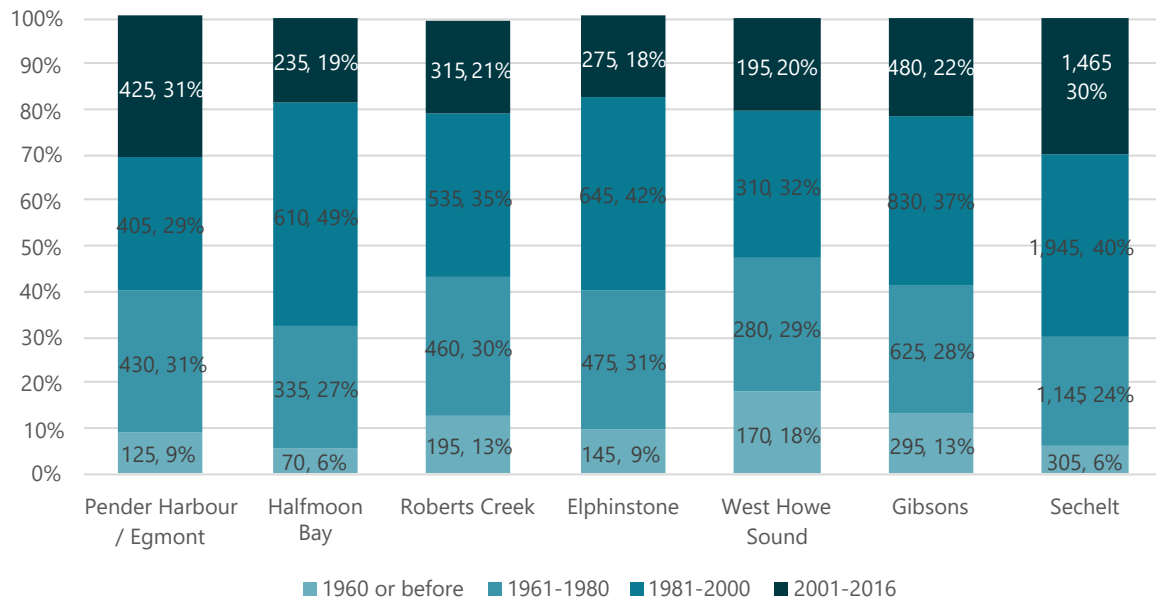
* Note that this data is only available for dwellings that were occupied by their usual resident on the reference day of the 2016 Census count.

Given the small average household sizes in the communities (2.0 to 2.3 persons), some households may be over housed (i.e., living in housing with more bedrooms than required to meet their household needs as per National Occupancy Standards). Figure 12 shows that most households were one- and two-person households, which comprised 67% or more across all communities.

3.1.4 Period of Construction

Based on occupied dwellings, there is a mixture of older and newer dwellings across the Sunshine Coast. Most houses were built between 1961 and 2000. Sechelt and Pender Harbour / Egmont have the newest stock, while West Howe Sound has the oldest stock.

Figure 31: Occupied Dwellings by Period of Construction in SCRD Electoral Areas, Gibsons, and Sechelt, 2016*



Source: Statistics Canada, Census 2016– Custom Information for BC Ministry of Municipal Affairs and Housing

*Note that this data is only available for dwellings that were occupied by their usual resident on the reference day of the 2016 Census count.

3.1.5 New Home Construction Data

Data on new home construction is available from two sources:

- BC Housing, which collects information from Licensed Residential Builders and owner builders through the New Home Registration forms and Owner Builder Authorization applications. This information shows when new units were constructed.
- SCRD, Town of Gibsons, and District of Sechelt building permit data, which shows when building permits were issued.

These data sets are shown below. Data from BC Housing shows what was recently built and has been registered, while data from the SCRD, District of Sechelt, and Town of Gibsons provides some indication of what is currently being constructed or will be in the near future. This data is more recent than the previous census and helps to provide a sense of trends from the past few years.

BC Housing Registered New Homes

Sunshine Coast saw a total of 704 new homes added between 2016 and 2018. The most common type of homes that were built during this period were single-detached houses, followed by multi-unit houses and purpose-built rental.



Table 4: Registered New Homes by Unit Type, SCRD, 2016-2018.

	Single-Detached House	Multi-Unit House	Purpose-Built Rental Unit	Total
2016	213	7	0	220
2017	171	100	3	274
2018	201	9	0	210
Total	585	116	3	704

Source: BC Housing

SCRD Building Permits Issued

Across the SCRD electoral areas, most building permits were issued for single-family dwellings between 2015 and 2019 (617, or 92%). The remainder of the permits were issued for secondary suites or apartments. In 2019, 46 permits were issued for a purpose-built rental project on *shíshálh* land (SIGD land). While the number of single-family dwellings fluctuated over this time, data suggests that it remains the dominant form of housing throughout the electoral areas. There were more permits issued for suites / apartments in recent years than have been in the past.

Overall, the number of building permits issued has been increasing since 2017.

Table 5: SCRD Building Permit Data, 2015-2019*

	Single-Family Dwelling	Suite or Apartment	Total
2015	110	0	110
2016	134	0	134
2017	123	1	124
2018	142	2	144
2019	108	48**	156
Total	617	51**	668

Source: SCRD

*Note that this data does not count only those suites constructed with a building permit at an independent time from the corresponding single family dwelling and does not count the dwellings that have 'roughed in' suites at time of construction in anticipation of future zoning bylaw changes.

** 46 of these are for a new purpose-built rental complex on *shíshálh* land.

Table 6 shows the number of building permits issued by electoral area. There were higher numbers of permits issued for Pender Harbour / Egmont and Wet Howe Sound than other electoral areas.

Table 6: SCRD Building Permit Data by Electoral Area, 2015-2019*

	Pender Harbour / Egmont	Halfmoon Bay	Roberts Creek	Elphinstone	West Howe Sound	Totals
2015	24	20	25	14	25	110
2016	45	17	16	35	29	134
2017	28	25	23	19	26	124
2018	28	26	20	28	30	144
2019	37	24	17	10	21	156
Total	162	112	101	106	131	668**

Source: SCRD

*Note that this data does not count only those suites constructed with a building permit at an independent time from the corresponding single family dwelling and does not count the dwellings that have 'roughed in' suites at time of construction in anticipation of future zoning bylaw changes.

** In addition to these totals, there were 56 building permits issued for *shishálh* land, 48 of which were issued in 2019 for a purpose-built rental apartment development.

In Gibsons, 82% of permits issued were for single-family dwellings between 2015 and 2019. There were 10% of permits that were issued for multi-family and 8% that were issued for two-family over this period. The number of multi-family permits has fluctuated over this time, while the number of two-family peaked in 2016 with the development of multiple duplex units in subdivisions in upper Gibsons.

The number of building permits issued peaked in 2016, then generally declined to 2019.

Table 7: Gibsons Building Permit Data, 2015-2019

	Single-Family Dwelling	Two-Family	Multi-Family	Total
2015	22	3	5	31
2016	49	12	2	63
2017	39	5	7	51
2018	50	0	3	53
2019	35	0	6	41
Total	195	20	23	239

Source: Town of Gibsons



In Sechelt, the number of building permits issued peaked in 2017.

Table 8: District of Sechelt Building Permit Data, 2015-2019

	Single-Family Dwelling	Two-Family	Multi-Family	Total
2015	55	2	0	57
2016	77	0	5	81
2017	50	0	85	135
2018	69	0	6	75
2019	38	0	40	78
Total	289	2	136	426

Source: District of Sechelt

3.2 Homeownership Market

Data on the ownership market from BC Assessment and the Greater Vancouver Real Estate Board is available up to 2019, so provides a more recent and accurate sense of housing market trends on the Coast compared to census data from 2016. This data is used in the following sub-sections.

3.2.1 Prices in 2019

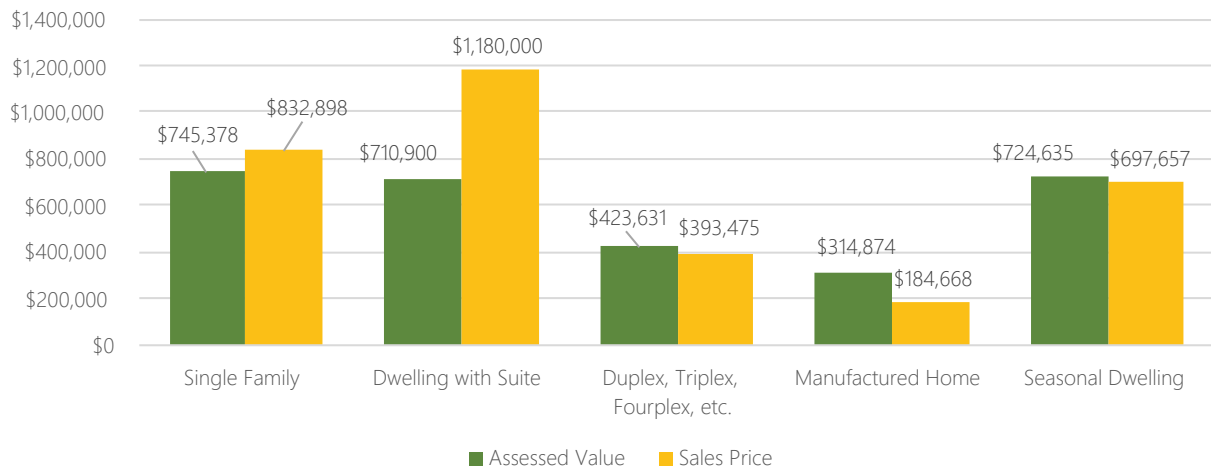
In this section, sales prices are based on the number of units that were sold in 2019. If there were a small number of units sold in 2019, this could impact the precision of the data. In the following graphs, "N/A" indicates there was insufficient data for that category to provide an average.

Dwellings with suites and single-family dwellings had highest average prices most consistently across communities. Generally, assessed values and sales prices were similar for single-family dwellings, while there were differences for dwellings with suites. In some cases, seasonal dwellings have higher average sales prices or assessed values, however, this is likely to be skewed by a few high-priced listings.

The following graphs show average assessed values and sales prices by dwelling type for each electoral area and the two municipalities. The highest average sales prices were seen in Roberts Creek, where the average sales price across all housing types was \$941,508 and the average assessed value was \$976,804 (Figure 34). In Pender Harbour and West Howe Sound, recorded sales prices were higher compared to assessed values in 2019 (Figure 32 and Figure 36).

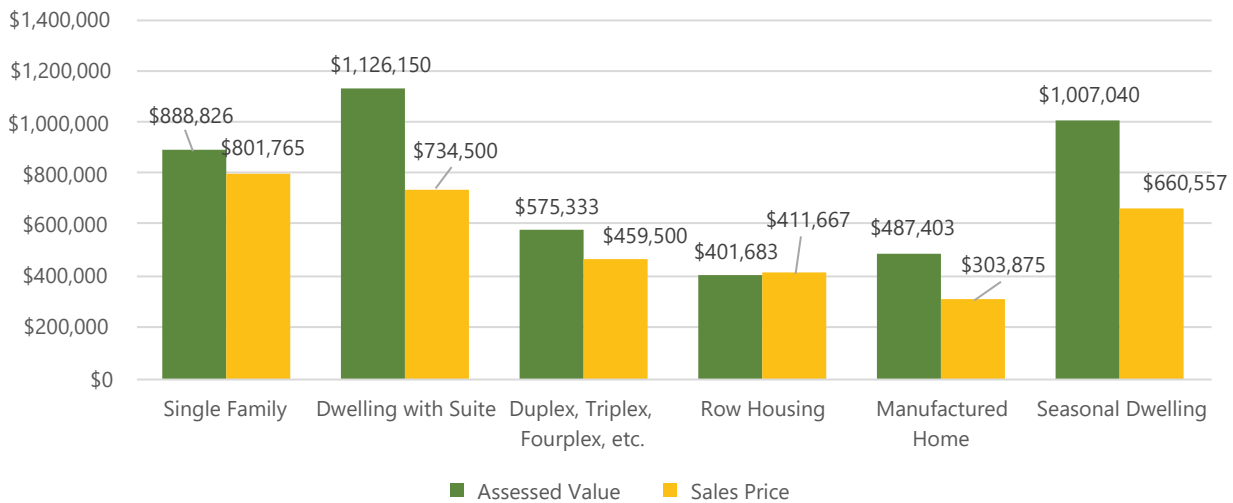
It is important to note that while assessed value is useful for determining property taxes, sales prices are more reflective of the current market. In many cases, assessed values are outdated because they do not automatically fluctuate in response to market trends and may not capture renovations or other property improvements if they have not been reported by owners.

Figure 32: Average Assessed Values and Sales Prices by Dwelling Type, Pender Harbour / Egmont, 2019



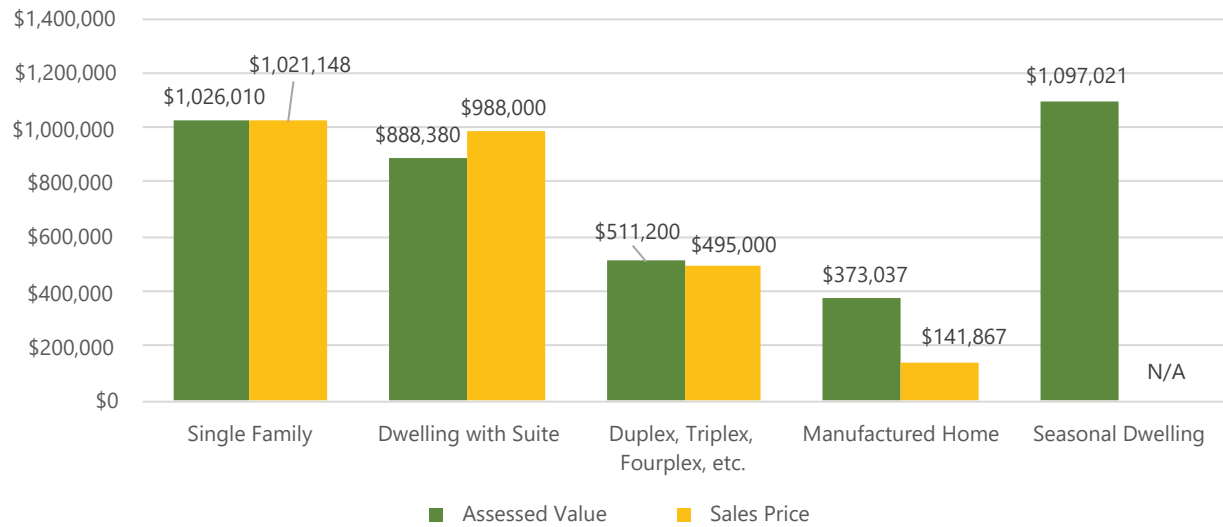
Source: BC Assessment, 2019

Figure 33: Average Assessed Values and Sales Prices by Dwelling Type, Halfmoon Bay, 2019

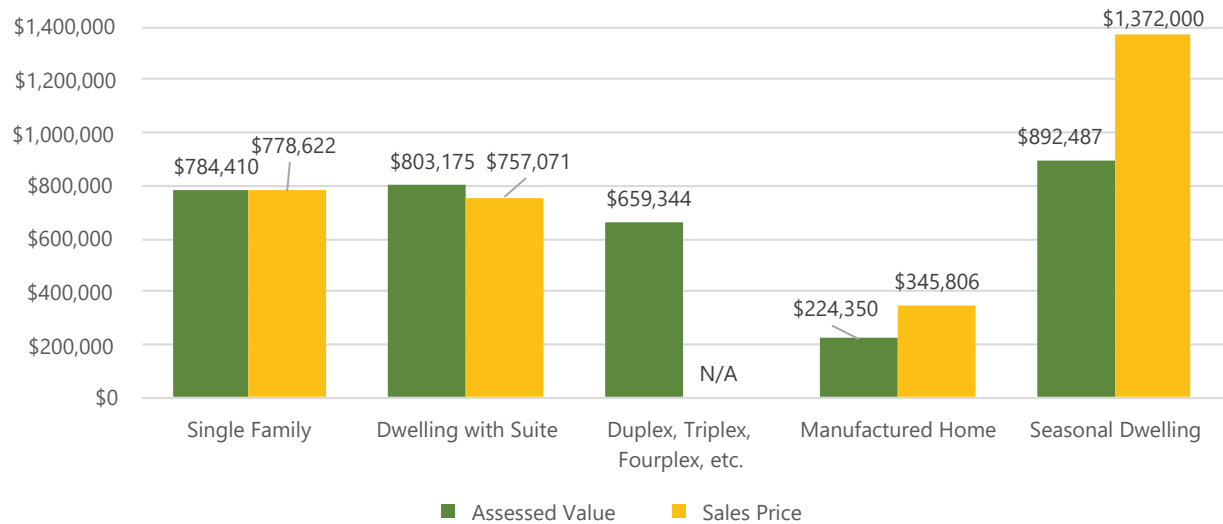


Source: BC Assessment, 2019



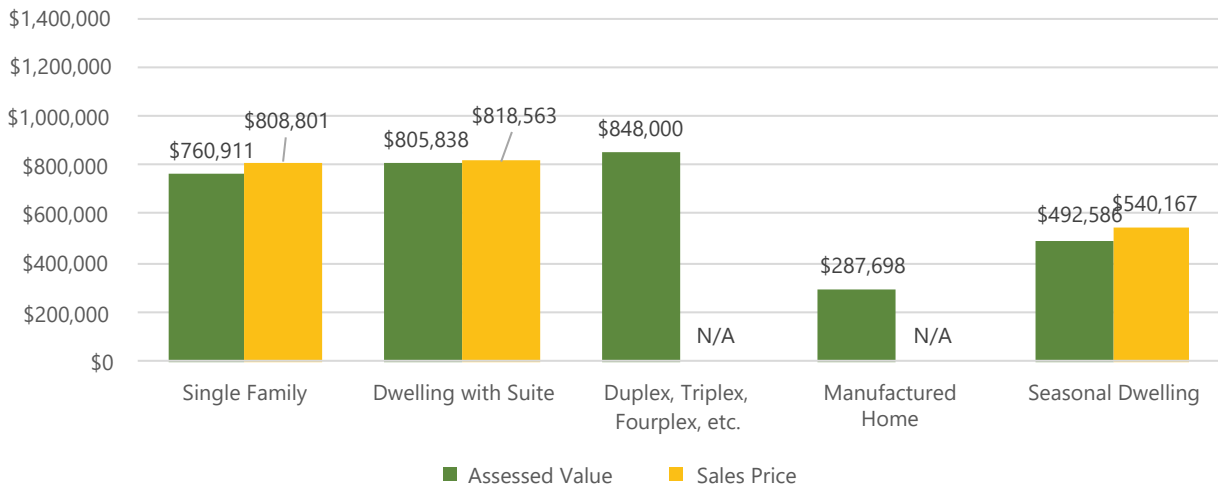
Figure 34: Average Assessed Values and Sales Prices by Dwelling Type, Roberts Creek, 2016

Source: BC Assessment, 2019

Figure 35: Average Assessed Values and Sales Prices by Dwelling Type, Elphinstone, 2019

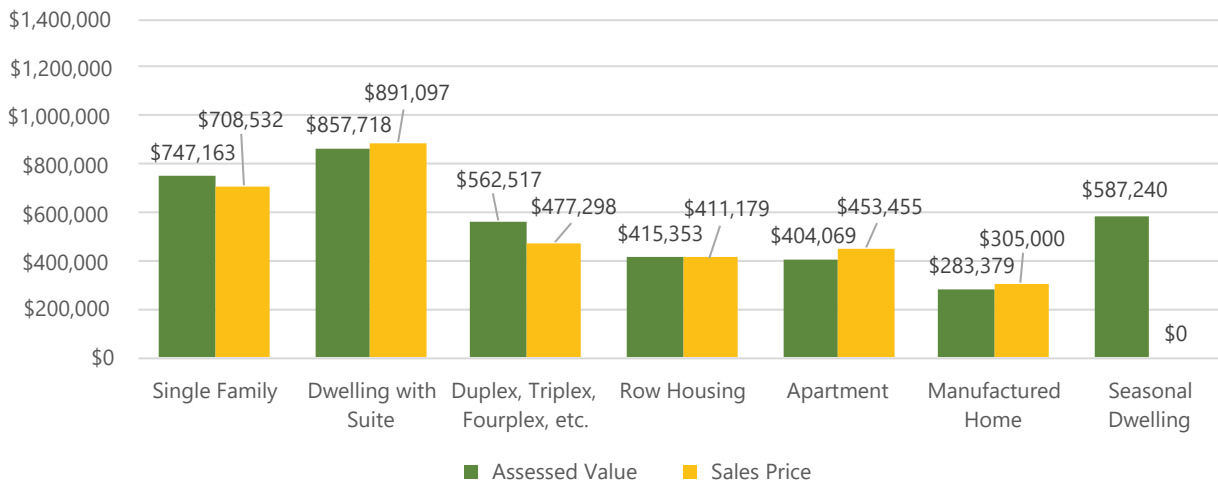
Source: BC Assessment, 2019

Figure 36: Average Assessed Values and Sales Prices by Dwelling Type, West Howe Sound, 2019



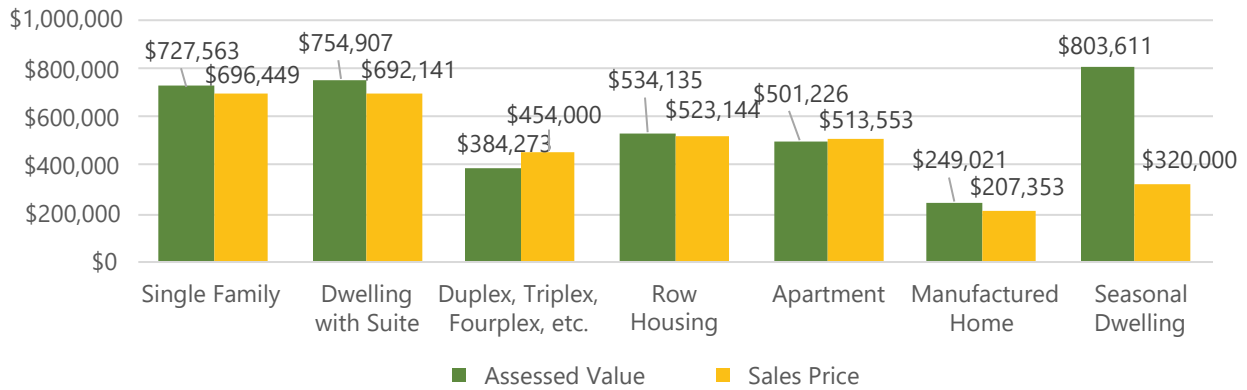
Source: BC Assessment, 2019

Figure 37: Average Assessed Values and Sales Prices by Dwelling Type, Gibsons, 2019



Source: BC Assessment, 2019



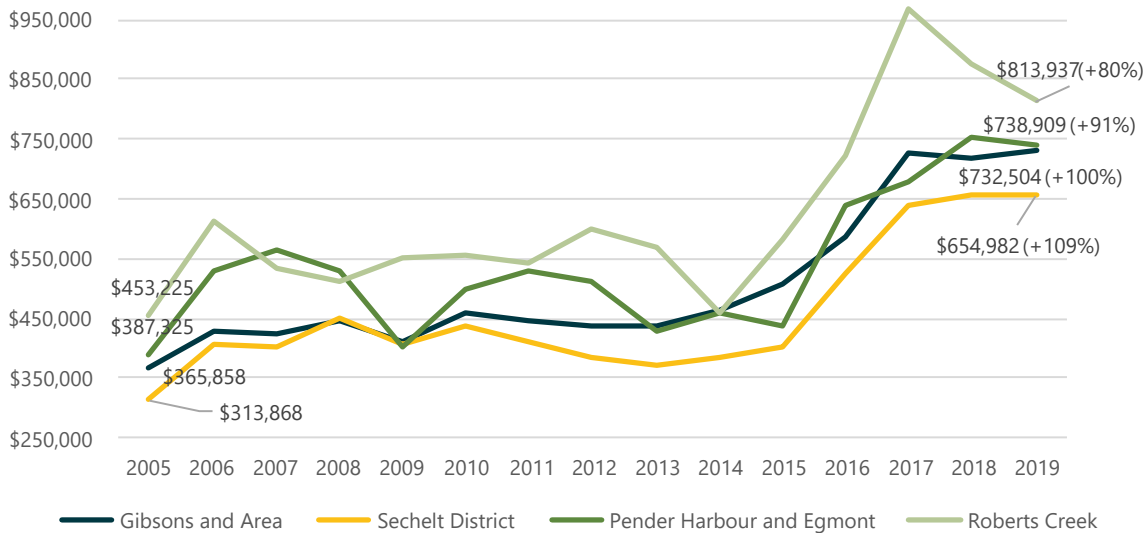
Figure 38: Average Assessed Values and Sales Prices by Dwelling Type, Sechelt, 2019

Source: BC Assessment, 2019

3.2.2 Historical Sales Prices

Real estate listings and sales history data was only available for Gibsons and Area, Sechelt District, and Pender Harbour and Egmont. These geographic areas do not line up with municipal and electoral area boundaries. As such, while they provide a useful indication of trends, it is important to remember that they may not fully reflect the local realities and nuances of each electoral area.

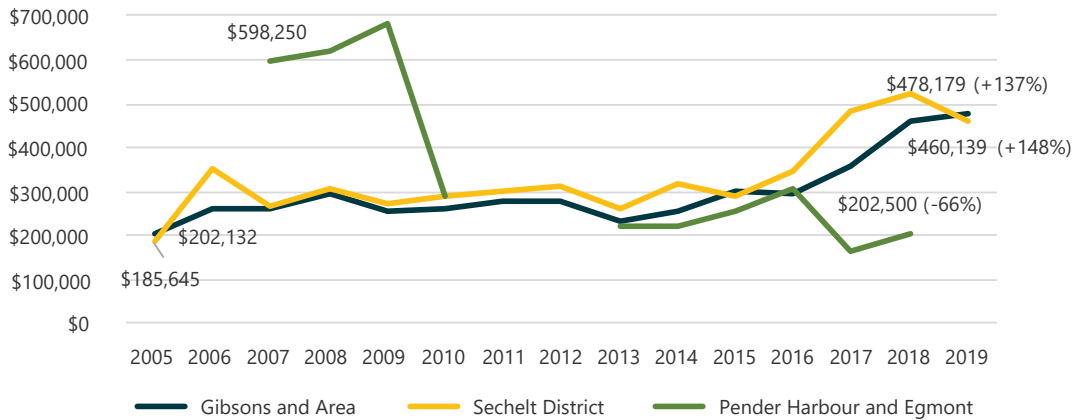
Over the past 15 years, housing prices for detached dwellings have increased by 80% or more across the Coast (Figure 39). The largest increase was seen for Sechelt District, where prices more than doubled.

Figure 39: Detached Dwelling Sales Prices, SCR D Electoral Areas, Gibsons Area, and Sechelt, 2005-2019

Source: Greater Vancouver Real Estate Board

Townhouse sales prices increased faster than detached dwellings during the same period.⁴ Townhouse sales prices grew by 148% in Gibsons and 137% in Sechelt (Figure 40). While the following figure shows a sharp decline in townhouse prices in Pender Harbour and Egmont, this is based on a small number of listings, which can cause large fluctuations. For example, a new development like the Lily Lake Village could have created a noticeable impact on the trend. Some data is not available for Pender Harbour and Egmont due to low sales volume.

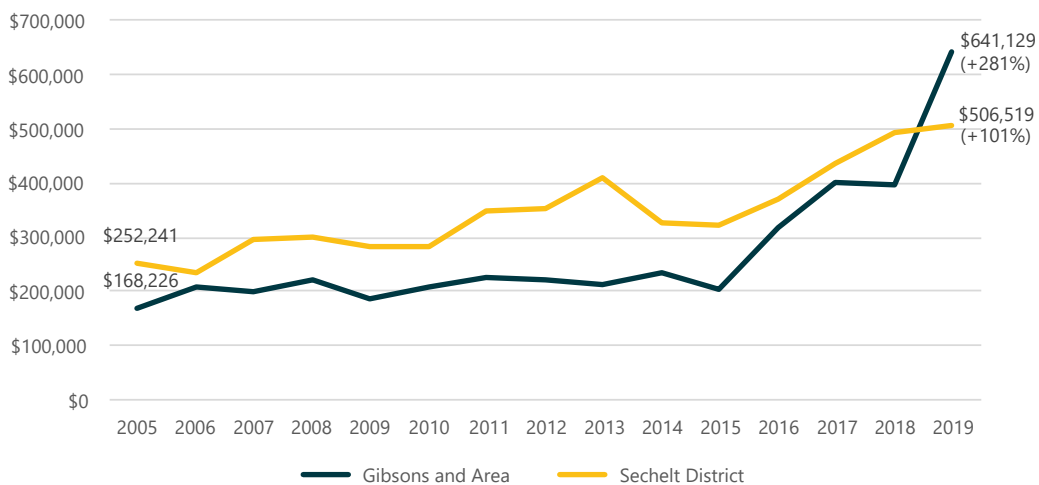
Figure 40: Townhouse Sales Prices, Gibsons Area, Sechelt, and Pender Harbour and Egmont, 2005-2019



Source: Greater Vancouver Real Estate Board

Apartment sales prices in Gibsons saw the biggest increase across all housing types, nearly tripling in price over this period (+281%) (Figure 41). In Sechelt, apartment sales prices doubled (+101%). This could be reflective of the lack of supply, causing units that are sold to be more in demand. It could also be related to the effects of a few high-priced units on overall average sales price in smaller markets.

Figure 41: Apartment Sale Prices, Gibsons Area and Sechelt, 2005-2019



Source: Greater Vancouver Real Estate Board

4. Townhouses would fall under the “other attached” category described in Section 3.1. This mismatch is a result of different naming conventions across different organizations (i.e., Statistics Canada versus GVREB).



Across all housing types, Figure 39, Figure 40, and Figure 41 show a trend seen in many communities across BC: prices stayed relatively stable until 2015, after which prices escalated significantly. Between 2015 and 2019 alone, prices rose by an average of approximately 53% for single family homes and 118% for apartments across the geographies provided by the GVREB.

3.2.3 Homeownership Affordability Gaps Analysis

To provide insight into whether owner households are spending an unaffordable amount of monthly income on shelter costs, an affordability gaps analysis was prepared. The affordability gaps analysis compares local incomes to local housing costs, which provides a sense of housing affordability across the Coast. For the purposes of analysis, affordability is defined as spending less than 30% of gross household income on shelter costs, based on housing standards defined by Statistics Canada.

The largest portion of ownership shelter costs is generally the monthly mortgage payment, which is driven by housing prices. Shelter costs also include other fixed monthly expenses related to housing, like property tax, utilities, home insurance, municipal services charges, and strata fees.

Shelter costs used in this analysis are based on the average 2019 sales prices for each housing type as reported by BC Assessment and do not account for any differences in the age or size of homes. To calculate total monthly shelter costs, several assumptions were made: mortgage payments are based on a down payment of 10% with 2.34% interest on a 3-year fixed-rate term, and a total of \$516 to \$779 were added for property tax, utilities, home insurance, municipal services charges, and strata fees (where applicable). Property taxes and municipal service charges were estimated independently for each Electoral Area, the Town of Gibsons, and the District of Sechelt using relevant bylaws, 2020 SCRCD Utility Rates, and the Province of BC's eTax online calculator.

Shelter costs are compared to estimates of affordable shelter costs for different household types based on total before-tax incomes from the 2016 census. Since these reflect 2015 incomes, which likely grew between 2015 and 2019, incomes were adjusted to 2019 using the average annual percentage increase between 2006 to 2016 to compare to 2019 average housing prices. Incomes were also adjusted to reflect the higher median income of owner households relative to renter households based on the difference between owner median income and overall median income for 2016.

The values highlighted in green, orange, and red are the difference between what is affordable for each household type and shelter costs per month. Green cells indicate the household is spending less than 30% of monthly household income on shelter costs; orange indicates they are spending 30 – 49%, and red indicates they are spending 50% or more.⁵

5. Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing. This may include households in Core Housing Need. Households spending 50% or more of total before-tax household income may be in Extreme Core Housing Need. These indicators are described in more detail in Sections 3.7 and 3.8.

Pender Harbour / Egmont

There are considerable gaps for all household types in affording single-detached homes in Pender Harbour / Egmont. In 2016, single-detached homes made up 88% of the housing in that community.

Table 9 shows that households that often have two or more incomes, like couples and other census families, generally have higher incomes compared to other housing types and would face the lowest gaps for a single-detached house at the 2019 average sales price. Couples with children making the median income would need to spend approximately 39% of their monthly income on shelter costs; other census families would need to spend 40%.

Homeownership is likely out of reach for median-earning couples without children, who would need to spend 47% of their monthly income to afford the average single-detached home. Median-earning single-income households like lone-parent and non-census families would need to spend 71% and 117% of their monthly income, respectively, to afford a single-detached home and may face gaps of more than \$2,000. In 2016, 41% of households in Pender Harbour / Egmont were non-census families and 4% were lone-parent households, meaning nearly half of the population is likely priced out of ownership (Figure 13).

Table 9: Affordability Gap Analysis for Owners in Pender Harbour / Egmont

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Single-detached home (\$832,898)
Couples without children	\$100,728	\$2,518	-\$1,455
Couples with children	\$122,235	\$3,056	-\$918
Lone-parent families	\$67,211	\$1,680	-\$2,293
Non-census families	\$41,895	\$1,047	-\$2,926
Other census families	\$117,934	\$2,948	-\$1,025

Sources: Statistics Canada, 2016 Census and BC Assessment, 2019.



Halfmoon Bay

There are considerable gaps for all household types in affording single-detached homes in Halfmoon Bay. In 2016, single-detached homes made up 96% of the housing in that community.

Table 10 shows that other census families, who may have multiple incomes due to multi-generational or other living arrangements, face the lowest gaps in affording the average single-detached home at 2019 prices. This household type would have to spend 35% of their monthly income on shelter costs. Couples with children making the median income face the second-lowest gap; these households would need to spend approximately 37% of their monthly income on shelter costs.

Homeownership is likely out of reach for median-earning couples without children, who would need to spend 48% of their monthly income to afford the average single-detached home. Median-earning single-income households like lone-parent and non-census families would need to spend approximately all of their monthly income to be able to afford a single-detached home, facing gaps of close to \$3,000. In 2016, 30% of households in Halfmoon Bay were non-census families and 5% were lone-parent households who are likely priced out of ownership (Figure 13). This community had the third highest proportion of couples with children (19%), who still face significant affordability gaps when looking to buy a home.

Table 10: Affordability Gap Analysis for Owners in Halfmoon Bay

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Single-detached home (\$801,765)
Couples without children	\$95,979	\$2,399	-\$1,462
Couples with children	\$125,554	\$3,139	-\$723
Lone-parent families	\$47,595	\$1,190	-\$2,672
Non-census families	\$44,286	\$1,107	-\$2,755
Other census families	\$130,808	\$3,270	-\$592

Sources: Statistics Canada, 2016 Census and BC Assessment, 2019.

Roberts Creek

Due to the higher average sales price of single-detached homes, median-earning households in Roberts Creek face the largest gaps across the Sunshine Coast in affording housing. In 2016, single-detached homes made up 91% of the housing in Roberts Creek.

Table 11 shows that all households making the median income face gaps of \$1,500 or more affording the average single-detached home in 2019. Homeownership is likely out of reach for all household types, including median-earning couples without children, who would need to spend 62% of their monthly income to afford the average single-detached home. Median-earning single-income households like lone-parent and non-census families would need to spend more than 100% of their monthly income to be able to afford a single-detached home, facing gaps of more than \$3,000.

Roberts Creek has the highest proportion of lone-parent families of all communities, with 9% of households being this type in 2016. While this community may be desirable to this household type, they are likely priced out of homeownership. Roberts Creek also has a high proportion of couples with children (21%), who may be looking to enter the ownership market but likely face significant affordability challenges.

Table 11: Affordability Gap Analysis for Owners in Roberts Creek

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Single-detached home (\$1,021,148)
Couples without children	\$92,916	\$2,323	-\$2,491
Couples with children	\$132,351	\$3,309	-\$1,505
Lone-parent families	\$54,947	\$1,374	-\$3,440
Non-census families	\$37,120	\$928	-\$3,886
Other census families	\$118,229	\$2,956	-\$1,858

Sources: Statistics Canada, 2016 Census and BC Assessment, 2019.



Elphinstone

Although relatively more affordable compared to the other electoral areas, median-earning households still face gaps in affording single-detached homes in Elphinstone. In 2016, single-detached homes made up 92% of the housing in that community.

Table 12 shows that couples with children and other census families are close to the threshold in affording the average single-detached home at 2019 prices. Couples with children earning the median income would likely need to spend 32% of their monthly income on shelter costs, while other census families would need to spend 33%. Elphinstone had the highest proportion of couples with children of Coast communities in 2016; 23% of households were this type. These households may be looking to enter the ownership market.

Homeownership is likely out of reach for median-earning couples without children, who would need to spend 48% of their monthly income to afford the average single-detached home. Median-earning single-income households like lone-parent and non-census families would need to spend 68% and 105% of their monthly income, respectively, to afford a single-detached home and may face gaps of more than \$2,000.

In 2016, 30% of households in Elphinstone were non-census families and 7% were lone-parent households who are likely priced out of ownership (Figure 13).

Table 12: Affordability Gap Analysis for Owners in Elphinstone

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Single-detached home (\$778,622)
Couples without children	\$94,950	\$2,374	-\$1,391
Couples with children	\$141,401	\$3,535	-\$229
Lone-parent families	\$66,701	\$1,668	-\$2,097
Non-census families	\$43,188	\$1,080	-\$2,685
Other census families	\$137,882	\$3,447	-\$317

Sources: Statistics Canada, 2016 Census and BC Assessment, 2019.

West Howe Sound

There are considerable gaps for all household types in affording single-detached homes in West Howe Sound. In 2016, single-detached homes made up 91% of the housing in that community.

Table 13 shows that couples with children face the lowest gaps in affording the average single-detached home at 2019 prices. This household type would have to spend 36% of their monthly income on shelter costs. Couples with children are not a common household type in West Howe Sound; as of 2016, this was 15% of the all households (Figure 13).

Homeownership is likely out of reach for other household types, which comprise the remaining 85% of households in the community (Figure 13). Median-earning couples without children would need to spend 54% of their monthly income to afford the average single-detached home. Median-earning single-income households like lone-parent and non-census families would need to spend 86% and 109% of their monthly income, respectively, to afford a single-detached home and may face gaps of \$3,000 or more.

Table 13: Affordability Gap Analysis for Owners in West Howe Sound

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Single-detached home (\$808,801)
Couples without children	\$99,473	\$2,487	-\$2,005
Couples with children	\$149,050	\$3,726	-\$766
Lone-parent families	\$62,766	\$1,569	-\$2,923
Non-census families	\$49,260	\$1,231	-\$3,261
Other census families	\$121,083	\$3,027	-\$1,465

Sources: Statistics Canada, 2016 Census and BC Assessment, 2019.



Town of Gibsons

There are gaps for all household types in affording single-detached homes, the most common type of home in the Town. In 2016, single-detached homes comprised 55% of homes in the Town. Median-earning other census families and couples with children are close to the affordability threshold for these units; they would need to spend 32% of their income, resulting in small affordability gaps. Unlike renting, ownership allows households to build equity; these households may choose to stretch a little past their affordability threshold to access ownership housing.

Townhouses, at the average 2019 sales price, were affordable for couples (with and without children) and other census families earning the median household income. Apartments could also be an affordable option for these households, noting that couples with children and other census families would need a minimum of two bedrooms to meet their households' needs. Lone-parent families would need to spend 44% of their monthly income to afford the average apartment in the Town and would also need a minimum of two bedrooms to suitably house their family.

Homeownership is likely out of reach for non-census families; median-earning households of this type would need to spend 50% or more of their monthly income to be able to afford any type of housing at the 2019 average sales price. Non-census families are more common in Gibsons compared to other communities; in 2016, 44% of households in the Town were this type (Figure 13).

Table 14: Affordability Gap Analysis for Owners in Gibsons

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap		
			Single-detached home (\$708,532)	Townhouse (\$411,179)	Apartment (\$453,455)
Couples without children	\$102,576	\$2,564	-\$825	\$160	\$201
Couples with children	\$126,338	\$3,158	-\$231	\$754	\$795
Lone-parent families	\$63,930	\$1,598	-\$1,791	-\$806	-\$765
Non-census families	\$46,658	\$1,166	-\$2,223	-\$1,238	-\$1,197
Other census families	\$126,845	\$3,171	-\$219	\$767	\$808

Sources: Statistics Canada, 2016 Census and BC Assessment, 2019.

District of Sechelt

There are gaps for most household types in affording single-detached homes, the most common type of home in the District. Median-earning couples with children and other census families are close to the threshold and may be able to afford this housing type.

Townhouses, at the average 2019 sales price, may be affordable for median-earning couples with children, who would need to spend approximately 25% of their monthly income on shelter costs, as well as other census families, who would need to spend approximately 26%. Apartments could be an affordable option for households who generally earn more than one income (i.e., couples with children and other census families), while noting that these households would need a minimum of two bedrooms to meet their households' needs. While couples without children may also have more than one income, these households are closer to the affordability threshold and likely need to spend 32% of monthly income on this type of housing. Lone-parent families would need to spend 51% of their monthly income to afford the average apartment in the District and would also need a minimum of two bedrooms to suitably house their family.

Homeownership is likely out of reach for lone-parent and non-census families; median-earning households of this type would need to spend 50% or more of their monthly income to be able to afford any type of housing at the 2019 average sales price. In 2016, lone-parent families were 6% of households in the District and non-census families were 38% (Figure 13).

Table 15 Affordability Gap Analysis for Owners in Sechelt

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap		
			Single-detached home (\$696,449)	Townhouse (\$523,144)	Apartment (\$513,553)
Couples without children	\$95,135	\$2,378	-\$884	-\$447	-\$185
Couples with children	\$133,507	\$3,338	\$76	\$513	\$774
Lone-parent families	\$60,310	\$1,508	-\$1,754	-\$1,317	-\$1,056
Non-census families	\$44,575	\$1,114	-\$2,148	-\$1,711	-\$1,449
Other census families	\$131,822	\$3,296	\$34	\$470	\$732

Sources: Statistics Canada, 2016 Census and BC Assessment, 2019.



3.3 Rental Housing Market

The rental housing market can be divided into primary rental and secondary rental. Primary rental units are purpose-built rental units (i.e., are built and used solely as rental). Secondary rental units are dwellings that are not built to be rental, but which are rented out to tenants. Most commonly, this includes secondary suites, individually rented apartments, and full houses.

While primary rental units were incentivized and supported through federal government investments in the 1970s and 1980s, since that time, the construction of primary rental units has slowed significantly. This has caused the secondary rental market to become an increasingly important source of housing for renters. In most communities, the secondary market now comprises the majority of rental housing stock.

There are also non-market units, which refer to units that are offered at below market value rates. These units are generally supported through senior government funding, or through the initiative of local non-profit organizations through fundraising or partnerships with developers. In BC, non-market units are commonly developed, managed, or otherwise supported in part by BC Housing, a provincial government agency.

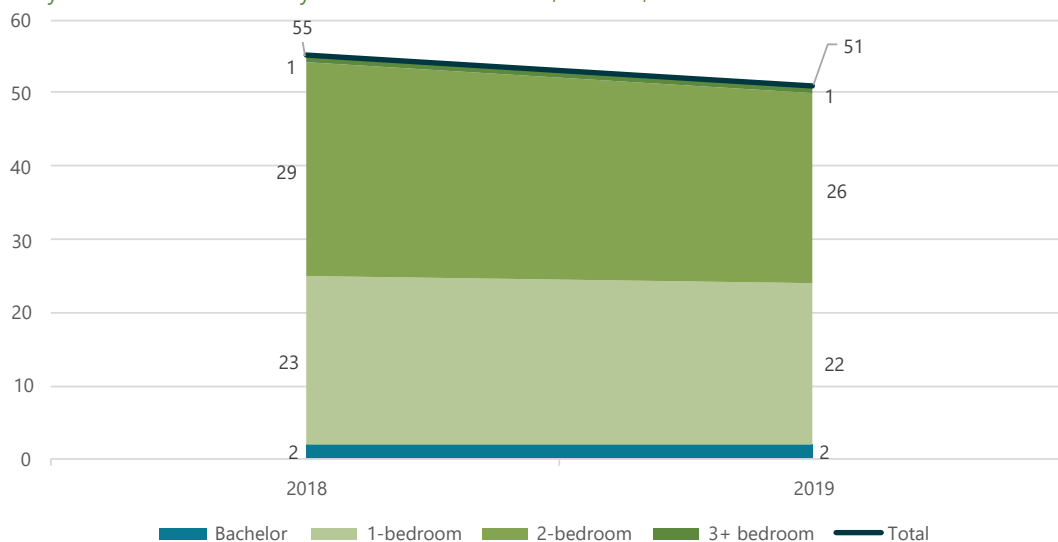
Like data for the homeownership market, data for the rental housing market is more recent than the 2016 census. For the primary rental market, data is available up to 2019, with data for the secondary rental market collected in early 2020. This data is used in the following sub-sections.

3.3.1 Primary Rental Market

The number of primary rental units is available through CMHC for Sechelt for 2018 and 2019. There is no data for other years or for other communities on the Coast. Due to the small number of units, there is no data for vacancy rates and cost of rent. Figure 42 shows the composition of primary rental stock in Sechelt; most units have one or two bedrooms.

For comparison, there were 51 to 55 primary rental units in Sechelt between 2018 and 2019, while there were 1,140 renter households in the District at the last Census count (i.e., 2016). This indicates that most renters are relying on the secondary market.

Figure 42: Primary Rental Market Units by Number of Bedrooms, Sechelt, 2018-2019



Source: Canada Mortgage and Housing Corporation (CMHC)

As part of engagement, stakeholders were invited to share any information or studies relevant to the project. One stakeholder volunteered information on an upcoming primary rental project being developed in Sechelt. The rents at this development fall within the following ranges:

- \$1,250 to \$1,550 for a one-bedroom unit
- \$1,350 to \$1,750 for a two-bedroom unit
- \$1,950 to \$2,500 for a two-bedroom plus den unit

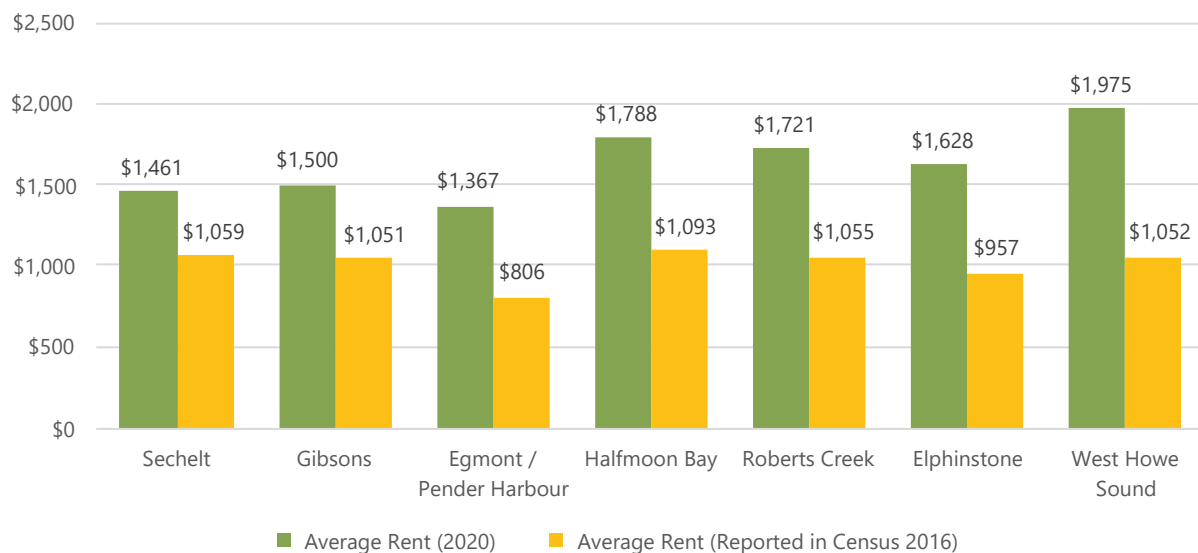
These rents are within the same ranges of the average secondary market rents presented in the following section.

3.3.2 Secondary Rental Market

A secondary rental market scan was conducted on March 19 and May 11, 2020 to provide a snapshot of rental costs in the region. In total, 192 listings from Craigslist, Kijiji, and Coast Reporter Classified were reviewed, catalogued, and analyzed. Figure 43 shows that the average cost of rent has risen noticeably since the average rent reported in the 2016 Census. Average rent was highest in West Howe Sound, followed by Halfmoon Bay and Roberts Creek. Rent was most affordable in Pender Harbour / Egmont, followed by Sechelt and Gibsons.

It is important to remember that the average rents from 2020 are based on vacant rental units on the market in spring 2020. These rental rates may have been increased in-between tenants. Average rents reported in the 2016 Census include people who have been in their home for longer periods of time and have experienced fewer rent increases. Therefore, average rents for 2016 reported in the Census are likely lower than the cost to rent a vacant unit on the market at that time. This is because rent can only be raised by a set maximum each year while the same tenant is living in the unit. As such, the numbers in Figure 43 are not directly comparable but are useful to provide a sense of trend.

Figure 43: Secondary Rental Market Average Rental Costs by region on March 19 and May 11, 2020*



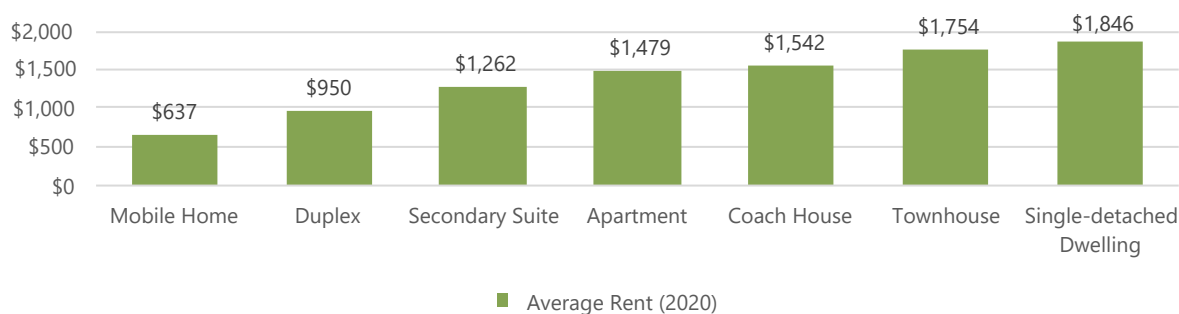
Source: Adapted from Kijiji, Craigslist and Coast Reporter Classified ads between March 19 and May 11, 2020



*Average rents 2020 are based on vacant rental units, while average rent reported in Census 2016 includes some households who have been renting for a long period of time and are therefore paying lower rents.

Figure 44 shows the average cost of rent by structure type. The most common type of listing were single-detached dwellings (85 listings), followed by secondary suites (63). Single-detached dwellings, on average, cost \$1,846 per month to rent, while secondary suites cost \$1,262. Most of the listings reviewed did not include utilities in the cost of rent. The following section contains an affordability analysis based on these rents, with utilities and tenant insurance taken into account, to provide a more fulsome picture of shelter costs.

Figure 44: Secondary Rental Market Average Rental Costs by rental type on March 19 and May 11, 2020



Source: Adapted from Kijiji, Craigslist and Coast Reporter Classified ads between March 19 and May 11, 2020

Most rental units available in the electoral areas were single-detached homes, followed by secondary suites. For reference, Table 16 shows a breakdown of listings catalogued by type in the electoral areas.

Table 16: Secondary Rental Market Listings by Electoral Area on March 19 and May 11, 2020

Community	Single-detached Dwellings	Secondary Suites	Other	Total Listings
Pender Harbour / Egmont	8	2	1 apartment 1 mobile home	12
Halfmoon Bay	12	3	1 apartment	16
Roberts Creek	5	3	N/A	8
Elphinstone	7	2	1 apartment 1 mobile home	11
West Howe Sound	4	2	N/A	6

Source: Adapted from Kijiji, Craigslist and Coast Reporter Classified ads between March 19 and May 11, 2020

Gibsons and Sechelt had more diverse rental options compared to the electoral areas, which is related to their more diverse housing stock. Table 17 shows a breakdown of the rental units in both municipalities captured through the analysis.

Table 17: Secondary Rental Market Listings by Municipality on March 19 and May 11, 2020

Community	Single-detached Dwellings	Secondary Suites	Townhouses	Apartments	Other	Total Listings
Gibsons	11	10	1	7	N/A	29
Sechelt	16	10	4	8	1 single room	39

Source: Adapted from Kijiji, Craigslist and Coast Reporter Classified ads between March 19 and May 11, 2020

3.3.3 Renter Affordability Gaps Analysis

To provide insight into whether renter households are spending an unaffordable amount of monthly income on shelter costs, an affordability gaps analysis was prepared. The affordability gaps analysis compares local incomes to local housing costs, which provides a sense of housing affordability across the Coast. For the purposes of analysis, affordability is defined as spending less than 30% of gross household income on shelter costs, based on housing standards defined by Statistics Canada.

Shelter costs used in this analysis are based on average rents collected in the secondary market rental scan conducted in March 2020 and do not account for any differences in the age or size of homes, or utilities and services included in rent. There is an additional \$58 per month for utilities and tenant insurance added to approximate total shelter costs.

For the Town of Gibsons and District of Sechelt, there was sufficient data to report on rents for entire homes (single-family or townhouse), as compared to smaller units (apartments or secondary suites), as compared to the overall average for all rental housing types. For the Electoral Areas, there was insufficient data collected to report on rents by structure type, so the gaps analysis provided is for the overall average for all rental housing types in each community.

Similar to the affordability gap analysis for owners, shelter costs are compared to estimates of affordable shelter costs for different household types based on total before-tax incomes from the 2016 census, adjusted for 2019 based on historical growth rates and further adjusted for renter household incomes. Renter households typically make far less than owner households - this adjustment helps to avoid underestimating the gap renters face in the rental market. Across Sunshine Coast, median household income for renter households is 60% the median household income for the community as a whole.

The values highlighted in green, orange, and red are the difference between what is affordable for each household type and shelter costs per month. Green cells indicate the household is spending less than 30% of monthly household income on shelter costs; orange indicates they are spending 30 – 49%, and red indicates they are spending 50% or more.⁶

6. Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing. This may include households in Core Housing Need. Households spending 50% or more of total before-tax household income may be in Extreme Core Housing Need. These indicators are described in more detail in Sections 3.7 and 3.8.



Pender Harbour / Egmont

There are considerable gaps for all household types in affording the average rental in Pender Harbour / Egmont (Table 18). Single income households, like lone-parent families and non-census families face the greatest affordability gaps. Lone-parent households earning the median income would likely need to spend 59% of their income on monthly shelter costs, resulting in a gap of \$735. Non-census families would likely need to spend 95% of their monthly income on shelter costs, resulting in a gap of nearly \$1,000.

Couples without children face moderate gaps and median-income earners would need to spend approximately 40% of their monthly income on rental costs. Median-earning couples with children and other census families are closer to the affordability threshold and would need to spend 33% and 43% of their monthly income on shelter costs, respectively.

In 2016, 41% of households in Pender Harbour / Egmont were non-census families and 4% were lone-parent households, meaning nearly half of the population may be struggling to find affordable housing (Figure 13).

Table 18. Affordability Gap Analysis for Renters in Pender Harbour / Egmont

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Overall Average (\$1,367 rent)
Couples without children	\$41,337	\$1,033	-\$392
Couples with children	\$50,164	\$1,254	-\$171
Lone-parent families	\$27,583	\$690	-\$735
Non-census families	\$17,193	\$430	-\$995
Other census families	\$48,399	\$1,210	-\$215

Sources: Statistics Canada, 2016 Census, Custom Secondary Rental Market Scan, 2020

Halfmoon Bay

There are considerable gaps for all household types in affording the average rental in Halfmoon Bay (Table 19). Single income households, like lone-parent families and non-census families face the greatest affordability gaps. Both of these household types earning the median income would need to spend more than 100% of their income on monthly shelter costs, resulting in gaps of more than \$1,300 per month.

Couples without children also face significant gaps in Halfmoon Bay; median income earners would need to spend 51% of their monthly income to afford the average rental. Median-earning couples with children and other census families are closer to the affordability threshold but would still need to spend 39% and 37% of their monthly income on shelter costs, respectively.

In 2016, 30% of households in Halfmoon Bay were non-census families, 5% were lone-parent households, and 41% were couples without children (Figure 13). This means that more than three-quarters of the population is likely struggling to find affordable rental options.

Table 19. Affordability Gap Analysis for Renters in Halfmoon Bay

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Overall Average (\$1,788 rent)
Couples without children	\$42,366	\$1,059	-\$787
Couples with children	\$55,421	\$1,386	-\$460
Lone-parent families	\$21,009	\$525	-\$1,321
Non-census families	\$19,548	\$489	-\$1,357
Other census families	\$57,740	\$1,443	-\$403

Sources: Statistics Canada, 2016 Census, Custom Secondary Rental Market Scan, 2020



Roberts Creek

Although more affordable compared to rental housing in the other electoral areas, there are considerable gaps for median-earning single income households in affording the average rental in Roberts Creek (Table 20). Lone-parent families would need to spend 68% of their income on monthly shelter costs, while non-census families would need to spend 100%, resulting in gaps of more than \$1,000 per month. Roberts Creek had the highest proportion (9%) of lone-parent families in 2016 (Figure 13) who likely face challenges finding affordable and suitable rental options.

Couples without children also face significant gaps in Roberts Creek; median income earners would need to spend 40% of their monthly income to afford the average rental. Other census families are close to the threshold; these households earning the median income would need to spend approximately 31% of their monthly income on shelter costs.

While median-earning couples with children would likely be able to afford a rental Roberts Creek, it is important to remember that half of households of this type will make less than the median household income. Roberts Creek had a higher proportion of couples with children than most other Coast communities in 2016 (Figure 13).

Table 20. Affordability Gap Analysis for Renters in Roberts Creek.

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Overall Average (\$1,721 rent)
Couples without children	\$51,649	\$1,291	-\$488
Couples with children	\$73,569	\$1,839	\$60
Lone-parent families	\$30,543	\$764	-\$1,015
Non-census families	\$20,634	\$516	-\$1,263
Other census families	\$65,719	\$1,643	-\$136

Sources: Statistics Canada, 2016 Census, Custom Secondary Rental Market Scan, 2020

Elphinstone

There are considerable gaps for all household types in affording the average rental in Elphinstone (Table 21). Single income households, like lone-parent families and non-census families face the greatest affordability gaps. Lone-parent households earning the median income would likely need to spend 80% of their income on monthly shelter costs, resulting in a gap of \$1,078. Non-census families would likely need to spend 124% of their monthly income on shelter costs, resulting in a gap of nearly \$1,300. Couples without children also face significant gaps in Elphinstone; median income earners would need to spend 56% of their monthly income to afford the average rental, a gap of \$820. Based on Figure 13, in 2016, 7% of households in the community were lone parents, 30% were non-census families, and 34% were couples without children. This suggests that approximately 71% of the households may be unable to find affordable rental housing in the community.

Median-earning couples with children and other census families are closer to the affordability threshold but would still need to spend 38% and 39% of their monthly income on shelter costs, respectively. At 23%, Elphinstone had the largest proportion of couples with children compared to other Coast communities in 2016 (Figure 13).

Table 21. Affordability Gap Analysis for Renters in Elphinstone

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Overall Average (\$1,628 rent)
Couples without children	\$34,638	\$866	-\$820
Couples with children	\$51,583	\$1,290	-\$396
Lone-parent families	\$24,333	\$608	-\$1,078
Non-census families	\$15,755	\$394	-\$1,292
Other census families	\$50,299	\$1,257	-\$429

Sources: Statistics Canada, 2016 Census, Custom Secondary Rental Market Scan, 2020



West Howe Sound

There are considerable gaps for all household types in affording the average rental in West Howe Sound (Table 22). Single income households, like lone-parent families and non-census families face the greatest affordability gaps. Lone-parent households earning the median income would likely need to spend 82% of their income on monthly shelter costs, resulting in a gap of more than \$1,300. Non-census families would likely need to spend 104% of their monthly income on shelter costs, resulting in a gap of nearly \$1,500. In 2016, 6% of households were lone parents and 35% were non-census families (Figure 13).

Couples without children also face significant gaps in West Howe Sound; median income earners would need to spend 51% of their monthly income to afford the average rental, a gap of \$882. In 2016, 39% of households were this type.

Median-earning couples with children and other census families are closer to the affordability threshold but would still need to spend 34% and 42% of their monthly income on shelter costs, respectively.

Table 22. Affordability Gap Analysis for Renters in West Howe Sound

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap
			Overall Average (\$1,975 rent)
Couples without children	\$46,044	\$1,151	-\$882
Couples with children	\$68,993	\$1,725	-\$308
Lone-parent families	\$29,053	\$726	-\$1,307
Non-census families	\$22,801	\$570	-\$1,463
Other census families	\$56,047	\$1,401	-\$632

Sources: Statistics Canada, 2016 Census, Custom Secondary Rental Market Scan, 2020

Town of Gibsons

Table 23 shows that there are considerable gaps for most households in affording single-detached or townhouse units. Single-income households, like lone-parent families and non-census families who are earning the median household income for their household type would be unable to afford any units at the average rental rates. Non-census families are the most common type of household in Gibsons; 44% were this type in 2016 (Figure 13).

Couples with and without children and other census families earning the median income for their household type would likely be able to afford to rent a secondary suite or apartment unit in Gibsons; couples with children and other census families are close to the threshold and would need to spend 30% of their monthly income to afford a larger structure type, like a single-detached home or townhouse. These households require a minimum of two bedrooms to house their families and there may be limited stock of secondary suites and apartments of suitable size.

Table 23. Affordability Gap Analysis for Renters in Gibsons

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap		
			Entire single-detached home or townhouse (\$1,782 rent)	Secondary suite or apartment (\$1,324 rent)	Overall average (\$1,501 rent)
Couples without children	\$56,947	\$1,424	-\$416	\$42	-\$134
Couples with children	\$70,139	\$1,753	-\$87	\$371	\$195
Lone-parent families	\$35,492	\$887	-\$953	-\$495	-\$671
Non-census families	\$25,903	\$648	-\$1,192	-\$734	-\$910
Other census families	\$70,421	\$1,761	-\$79	\$379	\$203

Sources: Statistics Canada, 2016 Census, Custom Secondary Rental Market Scan, 2020



District of Sechelt

Table 24 shows that there are considerable gaps for single-income households, like lone-parent families and non-census families (6% and 38% of households in the District, respectively) (Figure 13). These households who are earning the median household income for their household type would be unable to afford any units at the average rental rates.

Couples with children and other census families earning the median income for their household type would likely be able to afford to rent in Sechelt. Couples without children may face moderate affordability gaps.

Table 24. Affordability Gap Analysis for Renters in Sechelt

	Median Household Income	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap		
			Entire single-detached home or townhouse (\$1,625 rent)	Secondary suite or apartment (\$1,314 rent)	Overall average (\$1,461 rent)
Couples without children	\$48,665	\$1,217	-\$466	-\$155	-\$302
Couples with children	\$68,293	\$1,707	\$24	\$335	\$188
Lone-parent families	\$30,851	\$771	-\$912	-\$601	-\$748
Non-census families	\$22,802	\$570	-\$1,113	-\$802	-\$949
Other census families	\$67,432	\$1,686	\$3	\$314	\$167

Sources: Statistics Canada, 2016 Census, Custom Secondary Rental Market Scan, 2020

3.3.4 Short-Term Rentals

A scan of short-term rentals listed on Airbnb was conducted on April 13, 2020 to check for available one-day reservations from April 14 to April 15, 2020. Airbnb is one of the most common vacation rental online marketplaces, and it is anticipated that most short-term rentals in the SCRD are listed there, with the exception of a few postings on Vacation Rentals by Owner (VRBO) and other less commonly accessed sites. Table 25 provides a general idea of the total inventory of short-term rentals across the SCRD.

There was a total of 854 units (e.g. entire suite) or rooms (e.g. single room) in the Airbnb inventory for each of the municipalities and electoral areas in the SCRD, which roughly make up 6% of all dwellings across the Sunshine Coast.* Roberts Creek has the highest number of short-term rental units or rooms, which make up an estimated 16% of the total private housing stock in the electoral area. This is followed by West Howe Sound, which had 84 units or rooms in the short-term rental inventory, which make up 9% of its private housing stock, and by Pender Harbour / Egmont, which had 117 units or rooms, which make up 8% of its private housing stock. Halfmoon Bay had 72 units or rooms in the short-term rental inventory, which makes up 6% of its private housing stock. Gibsons, Sechelt, and Elphinstone each had a relatively low proportion of short-term rental units, which made up approximately 4% of private housing stock in each community.

The number of bookable listings available for rental is much lower than the total inventory in each community, suggesting that either they were fully booked or the listings were taken temporarily offline due to the COVID-19 pandemic and restrictions around non-essential travel. This shows the immediate impact of the pandemic on the short-term rental market.

Table 25: Short-Term Rental Data, April 13, 2020

	Total Inventory (Units or Rooms)	Inventory as a Proportion of Private Dwellings	Average Daily Rent
Pender Harbour / Egmont	117	8%	\$144
Halfmoon Bay	72	6%	\$202
Roberts Creek	240	16%	\$250
Elphinstone	64	4%	\$162
West Howe Sound	84	9%	\$222
Gibsons	83	4%	\$168
Sechelt	194	4%	\$219
Total	854	6%	\$195

Source: Adapted from Airbnb, 2020

* The total number of units is not necessarily equal to the total number of units that would otherwise be rented on the secondary market. In reality, this number is likely much lower as short-term rental listings include situations where owners may be occasionally renting out a single room in their house, which they would not otherwise rent out long-term. However, useful to provide a sense of scale compared to housing stock.

The number of bookable listings available for rental from April 14 to 15, 2020 was much lower than the total inventory in each community provided in Table 25. This suggests that for this time, listings were fully booked, and / or many were taken temporarily offline due to the COVID-19 pandemic and restrictions around non-essential travel. The number of bookable listings available for rental at this time were as follows:

- 5 in Pender Harbour / Egmont
- 4 in Halfmoon Bay
- 6 in Roberts Creek
- 5 in Elphinstone
- 4 in West Howe Sound
- 11 in Gibsons
- 8 in Sechelt

This shows the immediate impact of the pandemic on the short-term rental market.

AirDNA provides data on the number of Airbnb listings over time in certain communities. For the Sunshine Coast, data is available for Sechelt, Gibsons, and Grantham's Landing. Between 2017 and 2020, Sechelt and Gibsons saw noticeable increases in the number of Airbnb listings (+82% in Gibsons and +38% in Sechelt), while the number of listings in Grantham's Landing remained stable. There is insufficient data to report on trends across the Coast as a whole, but this suggests that the demand for short-term rentals remains strong on the Coast and has withstood the impacts of the COVID-19 pandemic.



3.3.5 Non-Market Housing

In 2019, there were 560 households in the electoral areas and municipalities that received some form of housing support, as shown in (Table 26). This data is provided by BC Housing and reflect only the units or programs with which BC Housing has a financial relationship. Most of the non-market housing supports are in the form of rent assistance. Most units serve seniors.

Table 26: Non-market Housing Supports Subsidized for SCRD by BC Housing, 2019*

Service Group	Form of Support				Total Units by Service Group
	Emergency Shelter	Transitional and Supportive Living	Community Housing	Rent Assistance in Private Market	
Total Units by Form of Support	73**	123	129	235	560
Seniors	0	82	105	161	348
Families	0	0	24	74	98
Women and Children	0	7	0	0	7
Persons with Disabilities	0	34	0	0	34
Individuals Experiencing Homelessness	0	0	0	0	0**

Source: Adapted from BC Housing

*The data includes non-market housing units where BC Housing has a financial relationship. There are other non-market housing units in the community.

**Service group data not provided by BC Housing, however, anecdotal information indicates these units include 40 units of supportive housing, as well as women's emergency shelter units and rent supplements for individuals experiencing homelessness.

In addition to the units recorded by BC Housing there are a number of projects proposed or underway that could provide more non-market housing supports on the Coast. These include:

- 14 units of seniors housing in Pender Harbour
- 40 units of mixed income rental in Gibsons
- 35 units of women's third stage housing in Sechelt
- 40 units of supportive housing in Gibsons for individuals experiencing homelessness
- 54 units of primary rental housing in Gibsons
- 104 new units of affordable independent living units for seniors aged 55+ and people with disabilities in Sechelt

According to the Co-operative Housing Federation of BC, there are no co-op housing units on the Sunshine Coast.

3.4 Housing Indicators and Core Housing Need

Statistics Canada and CMHC have established national housing standards for affordability, adequacy, and suitability. Communities throughout Canada use these standards as indicators to identify issues and make improvements related to housing. A household meets the housing standards when the following conditions are met:

1. Adequate housing does not require any major repairs.
2. Affordable housing has shelter costs equal or less than 30% of total before-tax household income.
3. Suitable housing has enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements.

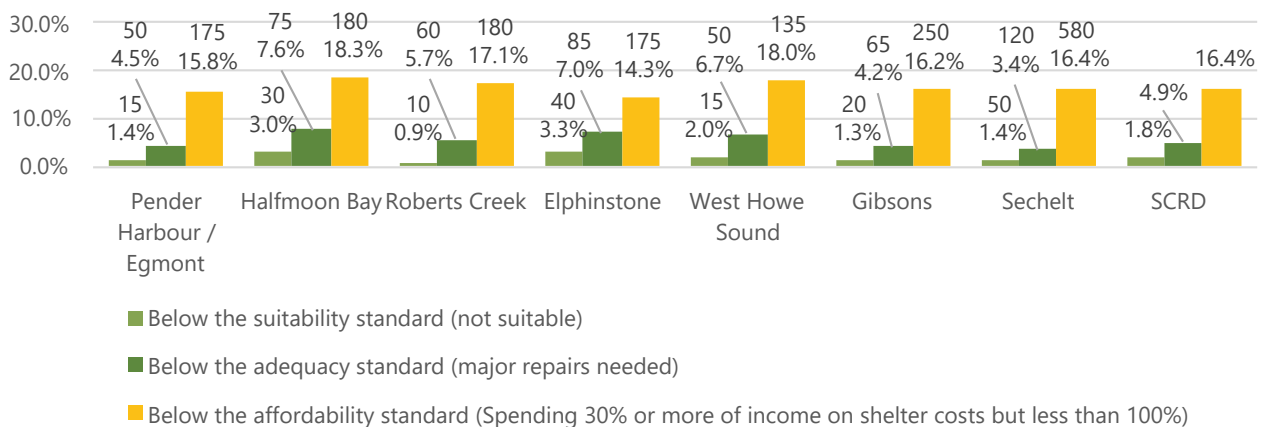
Core housing need is a two-step indicator. A household is in core housing need when it does not meet one of the above indicators and could not afford alternative suitable and adequate housing in their community. Extreme core housing need is a subset of households in core housing need. This refers to those households in core housing need who are spending more than 50% of their total before-tax household income on housing.

3.4.1 Housing Indicators

Affordability was the most common challenge across all electoral areas and municipalities between 2006 and 2016. The proportion of households living in unaffordable housing (i.e., not meeting the affordability standard) rose between 2006 and 2011, then declined between 2011 and 2016. This data should be interpreted with caution as the 2011 National Household Survey was not mandatory, and the data is less reliable than the long-form Census, which was used in other years.

Figure 45 shows that 14% to 18% of owners across the Coast were living in unaffordable housing in 2016. Approximately 3% to 8% of owner households were living in inadequate housing at that time, and 3% or less living in housing without enough bedrooms (i.e., unsuitable).

Figure 45: Housing Indicators of Owner Households in SCRD Electoral Areas, Gibsons, Sechelt, and SCRD Overall, 2016

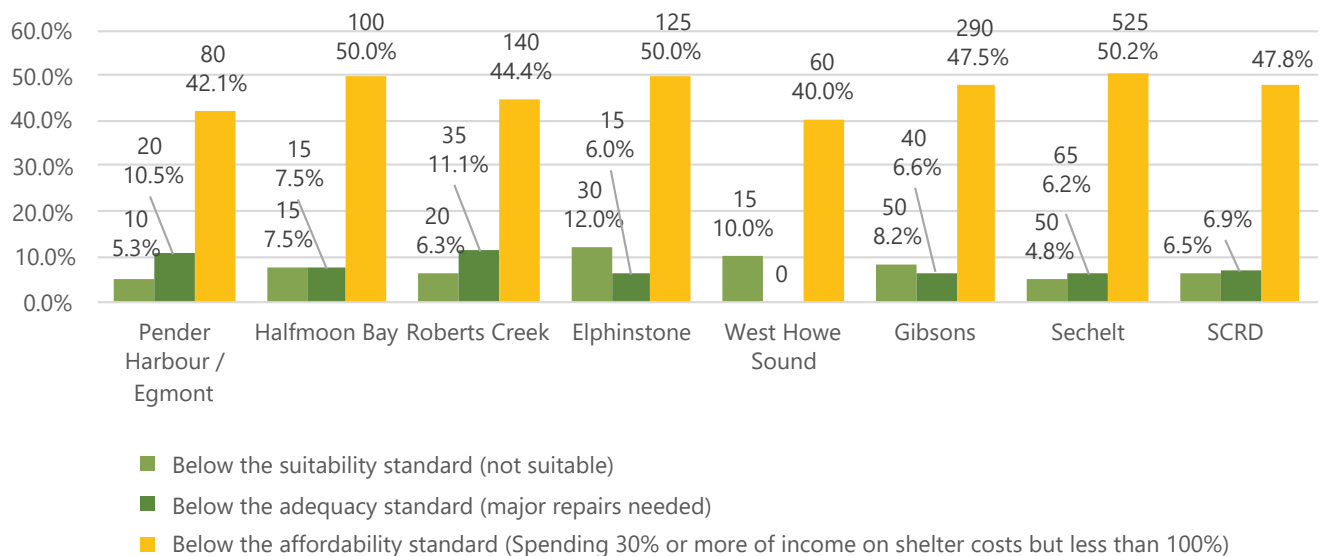


Source: Statistics Canada, Census 2016, 2011, 2006– Custom Information for BC Ministry of Municipal Affairs and Housing



Figure 46 shows that renters faced higher rates of housing challenges. In 2016, 40% to 50% of renters across the Coast faced lived in unaffordable housing and 6% to 11% lived in inadequate housing. Approximately 5% to 12% were living in housing that did not have enough bedrooms for the household, suggesting that there may be a need for more large, affordable rental units with three or more bedrooms for families.

Figure 46: Housing Indicators of Renter Households in SCRD Electoral Areas, Gibsons, Sechelt, and SCRD Overall, 2016



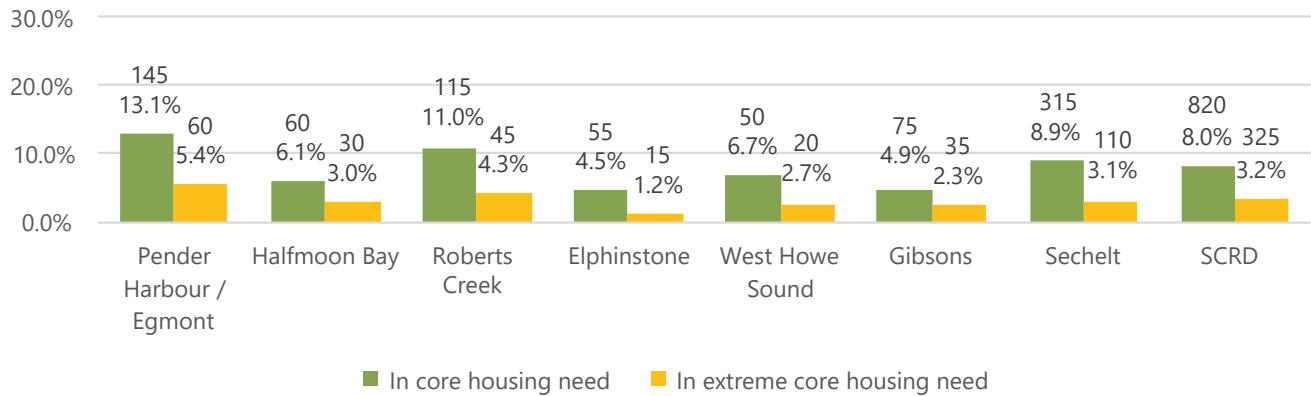
Source: Statistics Canada, Census 2016, 2011, 2006– Custom Information for BC Ministry of Municipal Affairs and Housing

3.4.2 Core Housing Need and Extreme Core Housing Need

In 2016, there were 2,000 households in core housing need and 905 in extreme core housing need in the region. Figure 47 shows the number of owner households in core housing and extreme core housing need for each community as a proportion of the total number of households of that tenure. Pender Harbour / Egmont and Roberts Creek had the highest proportion of both core and extreme core housing need. Pender Harbour / Egmont had 13.1% of households (145 households) in core housing need, with 5.4% (60 households) in extreme core housing need, while Roberts Creek had 11% (115 households) in core housing need, with 4.3% (45 households) in extreme core housing need.⁷ In absolute terms, the highest number of households in core and extreme core housing need lived in Sechelt (425 households), but due to Sechelt's larger population, this comprises a lower proportion.

7. In Figures 47 and 48, the households in Extreme Core Housing Need are a sub-set of the households in Core Housing Need. For example, in Pender Harbour / Egmont, 145 owner households were in Core Housing Need. Of these 145, 60 were in Extreme Core Housing Need.

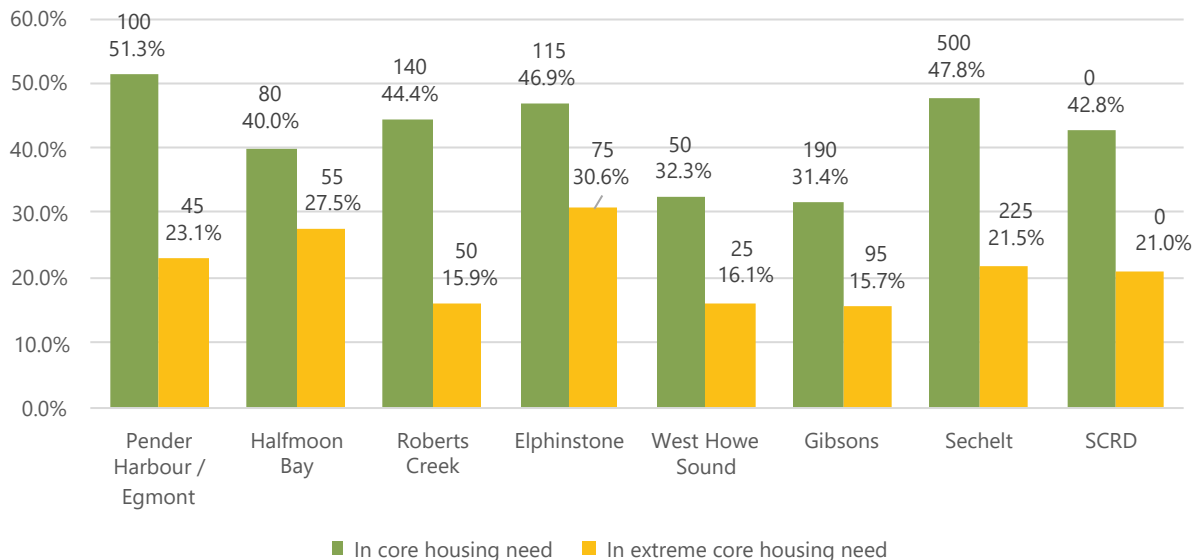
Figure 47: Proportion of Core Housing Need Owner Households in SCR D Electoral Areas, Gibsons, Sechelt, and SCR D Overall, 2016



Source: Statistics Canada, Census 2016 – Custom Information for BC Ministry of Municipal Affairs and Housing

Figure 48 shows that much higher proportions of renter households are in core and extreme core housing need compared to owner households. Close to half of renter households in Pender Harbour / Egmont, Halfmoon Bay, Roberts Creek, Elphinstone, and Sechelt were in core housing need in 2016. While Pender Harbour / Egmont, Roberts Creek, and Sechelt had relatively high proportions of both owner and renter households in core housing need, Elphinstone had a relatively high proportion of renters in core housing need but not owners. There was a small number of renter households in total in Elphinstone in 2016 (255), of which nearly half (115) were in core housing need. This likely indicates a lack of appropriate rental options in that community. Of those households in core housing need, 75 were in extreme core housing need, representing 30.6% of all renter households. The highest absolute number of renter households in core housing need lived in Sechelt (500, 225 of which were in extreme core housing need).

Figure 48: Proportion of Core Housing Need Renter Households in SCR D Electoral Areas, Gibsons, and Sechelt, 2016



Source: Statistics Canada, Census 2016– Custom Information for BC Ministry of Municipal Affairs and Housing



3.5 Homelessness

The most recent homelessness point-in-time count for the Sunshine Coast was conducted in 2018 by BC Housing. The communities included in the study were Gibsons and Sechelt. According to the survey, there were 57 individuals counted as experiencing homelessness in Gibsons and Sechelt. It is important to note that although point-in-time counts provide valuable data and can suggest trends, they are widely understood to underrepresent actual numbers of individuals experiencing homelessness, as they typically only capture individuals who are available for interviews on the street or accessing supports during the day of the count. Point-in-time counts do not fully capture hidden homelessness, which results in even larger undercounts in more rural areas, where hidden homelessness tends to be more common than visible homelessness. Finally, point-in-time counts do not fully measure housing vulnerability, as certain vulnerable groups such as youth, women, and Indigenous households, are generally undercounted.

Community engagement indicates that residents believe there is a need for more supports and transitional living options for individuals experiencing homelessness. Stakeholders indicated that while it is challenging to assess homelessness due to shifting seasonal patterns and hidden forms of homelessness like couchsurfing and living in unsafe conditions, homelessness on the Coast has been increasing and becoming more visible in recent years.

As of 2020, there are 20 shelter beds in Sechelt. Stakeholders indicated this shelter is usually at capacity. There are another 8-10 shelter beds in Gibsons, which are available on a seasonal basis. Stakeholders indicated this shelter is also usually at capacity and suggested there is a need to maintain it on a year-round basis.

3.6 Summary

It is important to note that the analysis summarized in this section of the report drew on data from the census as well as more recent data on the housing stock and markets on the Coast. While census data is only available from 2016, data from other sources is more recent. These are combined to provide a more fulsome picture of housing needs.

Housing Stock

- In 2016, there were high proportions of dwellings not occupied by their usual residents in West Howe Sound (49%), Pender Harbour / Egmont (41%), and Halfmoon Bay (29%). These housing units were either vacant or rented out on a temporary or short-term basis.
- The single-detached home is the dominant dwelling type on the Sunshine Coast, comprising the majority of homes in all electoral areas and the District of Sechelt. Gibsons has more diverse housing stock, with 55% single-detached and 45% other attached dwellings including semi-detached houses, row houses, single-detached homes with secondary suites, apartments in a building that has fewer than five storeys and other single-attached houses.
- Based on 2016 data, there is a mix of housing unit sizes with two or more bedrooms on the Coast. There are few small units (i.e., one-bedrooms or studios), which could meet the needs of individuals living alone, or couples without children. In 2016, one-bedrooms and studios comprised 9% to 14% of housing stock on the Coast, while 66% to 87% of households were one or two people. These households may be living in larger units than they need as per NOS requirements. As the population continues to age, projections suggest there may be more households comprised of individuals living alone or couples without children. There may be a lack of options for older adults looking to downsize out of large single-detached homes.

Homeownership Market

- In 2019, the average sales price for a single-detached home, the most common type of housing on the Coast, ranged between \$696,449 in Sechelt and \$1,021,148 in Roberts Creek.
- Prices have risen substantially in both the homeownership market over the past few years, especially since 2014. Over the past 15 years, housing prices for detached dwellings have increased by 80% or more across the Coast.
- The single-detached home is unaffordable for median incomes of all household types in Sunshine Coast communities, despite this being the most common type of home.
- Homeownership is most unaffordable in the electoral areas, where high average sales prices and the dominance of the single-detached home cause considerable gaps between affordable monthly shelter costs and shelter payments for all household types. Townhomes and apartments in Gibsons and Sechelt are more affordable options.
- In all electoral areas, homeownership is likely out of reach for single income households like lone-parent families and non-census family households, who would need to spend more than 50% of their monthly income to be able to afford a single-detached home. Couples without children earning the median income likely also face significant affordability gaps, ranging from approximately \$1,400 to \$2,500 per month. The highest earning household types, couples with children and other census families, still face affordability gaps at the median incomes.
- Townhouses, at 2019 sales prices, were affordable for all households who typically have two or more incomes (i.e., couples with and without children and other census families) in Gibsons. In Sechelt, townhouses were less affordable, with median-earning couples with children and other census families close to the affordability threshold and couples without children facing larger affordability gaps.
- Apartments, at 2019 sales prices, were an affordable option for households who typically have two or more incomes, noting that couples with children and other census families would need a minimum of two bedrooms to meet their households' needs.
- Homeownership is likely out of reach for single-income households like non-census families and lone parents. Lone-parent families would need to spend 50% or more of their monthly income to afford most housing types, except for apartments in Gibsons or Sechelt and townhouses in Gibsons, which would require 30% to 49% of their income. Across the region, non-census families have significantly lower incomes and would need to spend 50% or more of their monthly income to be able to afford ownership of any housing type in any of the communities.

Rental Market

- The only primary rental market data for the Sunshine Coast is available for Sechelt for 2018 and 2019. In 2018, there were 55 primary rental market units, mostly one and two bedrooms.
- Most renters on the Coast are relying on the secondary market. The secondary rental market is less secure than the primary rental market. Average rents have risen noticeably since 2016 – generally, secondary rental market rents are largely driven by housing prices, which have risen substantially.
- Rental housing is unaffordable for all median-earning households in nearly all the electoral areas. Roberts Creek is relatively more affordable when looking at cost of rent and local income; some couples with children may be able to afford the average rental. Rental housing is generally more affordable in Gibsons and Sechelt, likely related to the availability of more diverse housing types (i.e., apartments, townhouses).



- Couples without children face moderate affordability gaps for rental housing across the Coast. This group includes older couples whose children have left home. These couples may be living on a single income or, if retired, on fixed income from pension and investments. These households are close to the affordability threshold; however, they are also more likely to own a home and benefit from rising market prices when downsizing, offering more financial resources to put towards housing.
- Single-income renter households, like lone-parent families and non-census families, likely face the greatest affordability challenges. Across the region, non-census families have significantly lower incomes and would need to spend 50% or more of their monthly income to be able to afford any rental housing in most Sunshine Coast communities. The limited stock of studio and one-bedroom housing units likely affects these households' ability to find affordable rental housing. Lone-parent families have slightly higher incomes (and therefore face smaller gaps) and would need a minimum of two bedrooms to suitably house their children. There are more units of this size across the Coast, however, rents may be higher.
- Couples with children and other census families earning the median income for their household type would likely be able to afford to rent in Gibsons and Sechelt. These households require a minimum of two bedrooms to house their families.

Non-Market Housing

- There were 560 units receiving non-market supports across the Sunshine Coast. Most of these units (348) were for seniors. There are many non-market housing projects currently underway, which will serve as an important source of affordable and supported housing for some vulnerable groups.

Housing Indicators and Core Housing Need

- Housing indicators show that affordability has been the most significant issue across the Coast, with 14% to 18% of owners and 40% to 50% of renters living in unaffordable housing in 2016. Affordability was also the most common challenge in 2006 and 2011.
- Renter households are far more likely to be in Core Housing Need, with approximately 1,175 renter households meeting this definition in 2016, compared to 860 owner households. These households are currently living in unacceptable conditions (i.e., overcrowded housing, housing in need of repairs) and cannot afford an acceptable alternative housing unit in their community based on median rents.

Homelessness

- There were 57 individuals counted as experiencing homelessness in Sechelt and Gibsons in 2018. Residents believe there is a need for more supports and transitional living options for individuals experiencing homelessness. Stakeholders indicated that while it is challenging to assess homelessness due to shifting seasonal patterns and hidden forms of homelessness like couchsurfing and living in unsafe conditions, homelessness on the Coast has been increasing and becoming more visible in recent years.



4.0

Community Growth

This section presents demographic projections for the next five years as required for Housing Needs Reports. Projections for population, age, number of households, and anticipated housing units are presented for each electoral area, as well as the Town of Gibsons and District of Sechelt.

While these projections offer a future scenario, it is important to remember that this is one glimpse at a potential future. In reality, community growth depends on many unpredictable factors, such as the economy, job opportunities, housing market, regional changes, location preferences, and planning and development decisions. Projections are limited by the fact that they are based on assumptions and historical growth patterns. Implicitly, they assume that conditions will generally remain the same or will keep changing in the same way things have changed in the past.

While demand (i.e., interest in moving to, or staying on the Sunshine Coast) certainly will impact the formation of households and the development of housing in Sunshine Coast communities, the reverse can also be true. In an attractive and growing region like the Sunshine Coast, the provision of housing may also impact the formation of households and population growth.

Projections are based on the most recent full population count, which was completed for the 2016 Census. While the years 2017, 2018, and 2019 have already passed, population and demographic data for these years are still considered estimates, based on the 2016 full population count and adjusted by BC Statistics. The tables and graphs in this section present estimated changes seen between the latest Census count and today, as well as projections for future changes anticipated for the next five years.

In an attractive and growing region like the Sunshine Coast, the provision of housing may also impact the formation of households and population growth



4.1 Population, Age, and Household Projections

Methodology

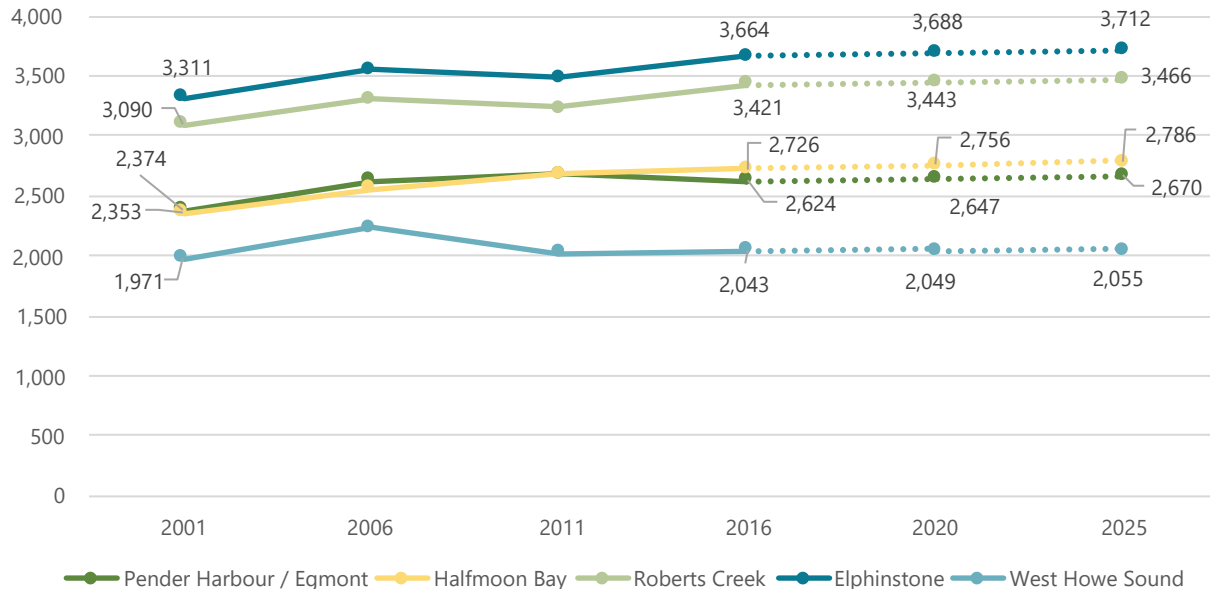
Projections for the electoral areas are based on historical growth trends from previous Censuses unique to each area. Projections for Gibsons and Sechelt are based on BC Stats population projections developed for the Sunshine Coast, based on historical fertility, mortality, and migration and adjusted where possible for expected changes in the region. This distinction helps account for different rates of growth in the municipalities as compared to the electoral areas and avoids assuming that each electoral area will hold the same share of the regional population into the future.

Household projections were developed using headship rates by age of primary household maintainer, household family type, and household tenure. These headship rates describe the proportion of individuals within a given age group who “head” a household of a given type (defined by a combination of maintainer age, household family type, and tenure). In general, for simplicity, and due to the relatively consistent headship rates observed over time, the headship rates are assumed to remain constant (by age group) over time.

4.1.1 Electoral Areas

Over the next five years, the electoral areas on the Coast are expected to experience moderate and steady population growth, occurring at a slower pace compared to previous years (Figure 49).

Figure 49: Historical and Projected Population, SCR D Electoral Areas, 2001-2025



Source: Derived from Statistics Canada Census Program and BC Stats Custom Projections

Table 27 shows the change projected between 2016 and 2025. Most areas are expected to see proportional increases of one or two percent. Growth projected for West Howe Sound is lower due to population fluctuations over the last four Census periods, which affect the overall historical growth trend and lower resulting projections.

Table 27: Projected Population, SCRD Electoral Areas, 2016-2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025	Proportional change from 2016 to 2025
Pender Harbour / Egmont	2,624	2,647	2,670	23	23	1.7%
Halfmoon Bay	2,726	2,756	2,786	30	30	2.2%
Roberts Creek	3,421	3,443	3,466	22	23	1.3%
Elphinstone	3,664	3,688	3,712	24	24	1.3%
West Howe Sound	2,043	2,049	2,055	6	6	0.6%
All SCRD Electoral Areas	14,478	14,583	14,689	105	106	1.5%

Source: Derived from Statistics Canada Census Program and BC Stats Custom Projections

Consistent with national trends, the population of the SCRD electoral areas is projected to continue aging overall.

Between 2016 and 2025, it is projected that the electoral areas will see the greatest absolute increase in the number of people falling within older age groups. Figure 50 shows that a more moderate increase is projected for the number of people of common working age (i.e., 25 to 64 years old) in all communities except for West Howe Sound, where it is expected to remain similar. In most areas, population increase in those aged 65 to 84 is projected to be double or more the increase projected for those of working age. Most drastically, in Roberts Creek, the increase in seniors is expected to be more than 3.5 times the increase seen in the number of people of working age.

The following percentages are the proportion of the population comprised of seniors in each community in 2016 and projected for 2025:

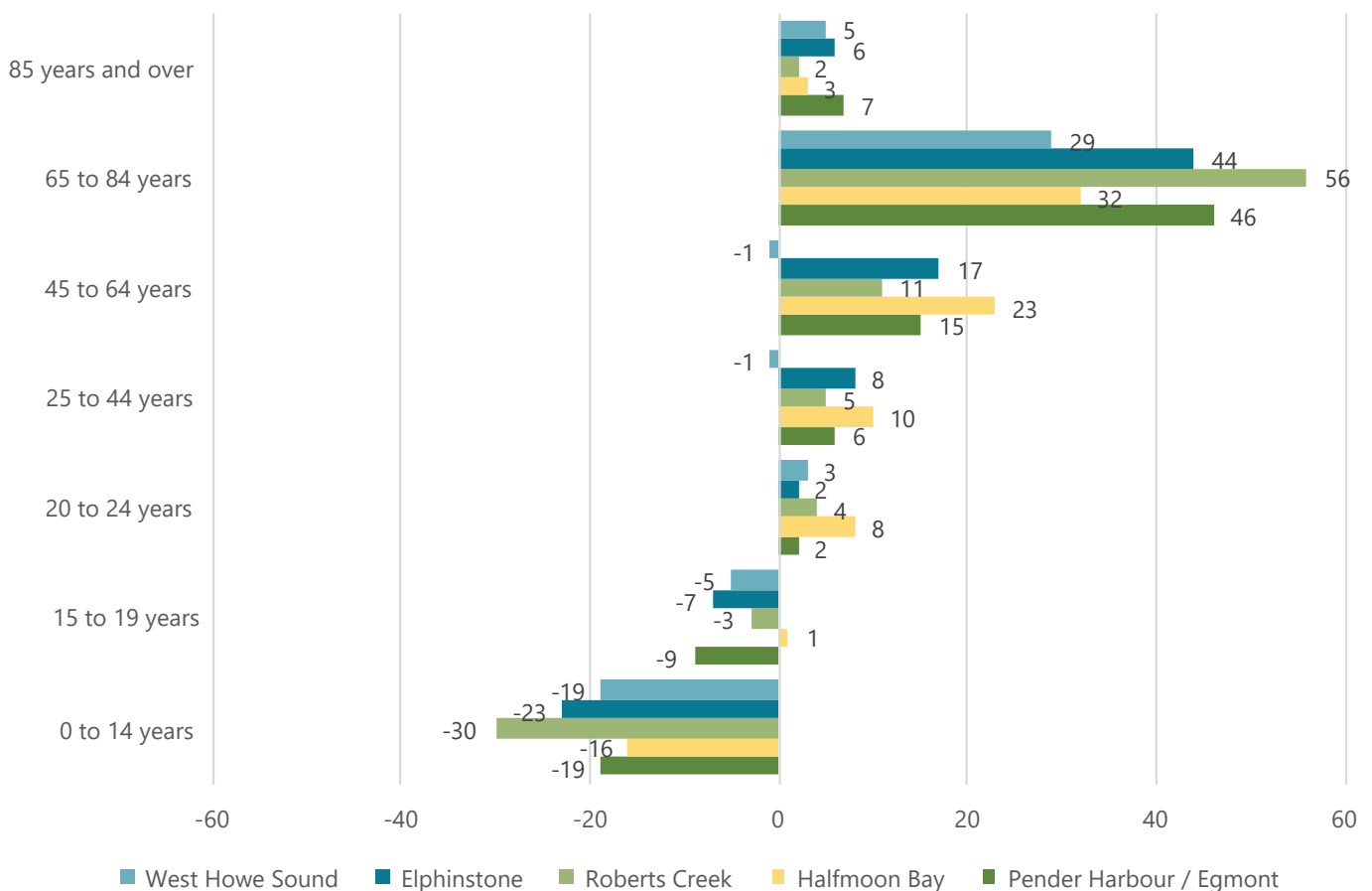
- In Pender Harbour / Egmont, seniors represented 37% of the population in 2016. This is projected to increase to 38% by 2025.
- In Halfmoon Bay, seniors represented 27% of the population in 2016. This is projected to increase to 28% in 2025.
- In Roberts Creek, seniors represented 23% of the population in 2016. This is projected to increase to 25% by 2025.
- In Elphinstone, seniors represented 21% of the population in 2016. This is projected to increase to 22% in 2025.
- In West Howe Sound, seniors represented 27% of the population in 2016. This is projected to increase to 29% by 2025.



All communities are projected to experience a net decrease in the number of children and youth up to 19 years old.

It is important to remember that these projections are based on past census trends, extended into the future. In reality, some electoral areas may experience more growth in children and younger adults. Anecdotal evidence suggests that, similar to the municipalities, Roberts Creek and Elphinstone have experienced an increase in the population of children, youth, and young adults in recent years, driven by an influx of young families leaving the Metro Vancouver area in search of more affordable housing. This trend appears to be most obvious in the communities south of Sechelt, located closer to BC Ferries connections to Metro Vancouver. Enrollment numbers provided by School District 46 show a trend towards more growth in the number of school aged children and youth aged 10 to 17 (see Appendix D). Projections suggest this trend could continue and community engagement suggests it could intensify, as working from home has become more common as a result of the COVID-19 pandemic. It is likely that some electoral areas, especially those that are closer to the municipalities and have higher proportions of permanently occupied dwellings (i.e., Elphinstone and Roberts Creek), will receive some of these movers.

Figure 50: Change in Projected Population Growth by Age, SCRD Electoral Areas, 2016-2025



Source: Derived from Statistics Canada Census Program and BC Stats Custom Projections

Table 28 shows the median age projected for 2020 and 2025. The large increase in seniors is projected to drive up the median age in all communities, with the largest increase projected for Roberts Creek.

Table 28: Historical and Projected Median Age, SCRD Electoral Areas, 2016-2025

	2016	2020	2025
Pender Harbour / Egmont	60.4	60.7	60.9
Halfmoon Bay	54.9	55.1	55.3
Roberts Creek	50.9	51.4	51.8
Elphinstone	50.5	50.8	51.0
West Howe Sound	54.6	55.0	55.3

Source: Derived from Statistics Canada Census Program and BC Stats Custom Projections

Household projections suggest that each area can expect to experience moderate and steady growth in the number of households (Table 29). Projected household growth is relatively higher compared to projected population growth, which suggests that new households may be smaller. This can be reflective of an aging population, where more individuals are living alone or as couples without children.

Projected household growth for 2016 to 2020 is much lower than the number of residential building permits issued over the same period. Between 2016 and the end of 2019, there were 560 building permits issued, while projections suggest 81 households were formed. This could indicate that population growth and household formation is happening at a more rapid pace than projected based on historical trends, and / or that the Coast remains a popular destination for residents of surrounding regions looking for seasonal homes.

Table 29: Projected Households, SCRD Electoral Areas, 2016-2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025	Proportional change from 2016 to 2025
Pender Harbour / Egmont	1,381	1,402	1,423	21	21	3.0%
Halfmoon Bay	1,247	1,264	1,281	17	17	2.7%
Roberts Creek	1,508	1,525	1,542	17	17	2.3%
Elphinstone	1,549	1,566	1,583	17	17	2.2%
West Howe Sound	942	951	959	9	8	1.8%
All SCRD Electoral Areas	6,627	6,708	6,788	81	80	2.4%

Source: Derived from Statistics Canada Census Program and BC Stats Custom Projections



Consistent with Table 29, average household sizes are projected to decrease over the next five years.

Table 30: Projected Average Household Sizes, SCRD Electoral Areas, 2016-2025

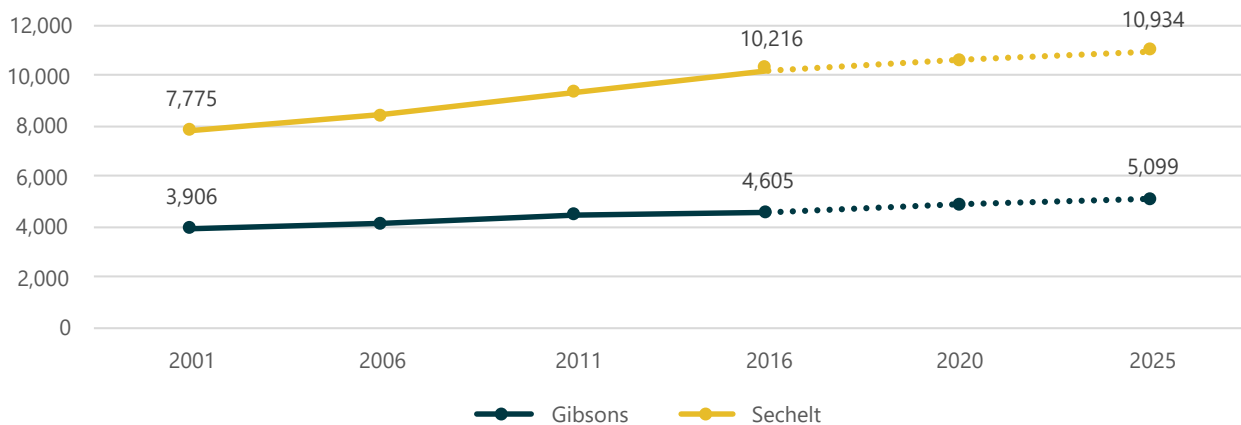
	2016	2020	2025
Pender Harbour / Egmont	1.90	1.89	1.88
Halfmoon Bay	2.19	2.18	2.17
Roberts Creek	2.27	2.26	2.25
Elphinstone	2.37	2.36	2.34
West Howe Sound	2.17	2.15	2.14

Source: Derived from Statistics Canada Census Program and BC Stats Custom Projections

4.1.2 Gibsons and Sechelt

Over the next five years, Gibsons and Sechelt are expected to continue growing (Figure 51). While the rate of population growth in Gibsons declined between 2001 and 2016, the Town is projected to experience an increasing rate of growth over the coming years. Sechelt is projected to grow at a more moderate pace than was experienced in previous years.

Figure 51: Historical and Projected Population, Gibsons and Sechelt, 2001-2025



Source: Derived from Statistics Canada Census Program and BC Stats Custom Projections

Table 31 shows the change projected between 2016 and 2025. Both Gibsons and Sechelt are projected to experience noticeable increases in their populations, with Gibsons receiving 254 new residents and Sechelt receiving 340 new residents over the next five years.

Table 31: Projected Population, Gibsons and Sechelt, 2016-2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025	Proportional change from 2016 to 2025
Gibsons	4,605	4,845	5,099	240	254	10.7%
Sechelt	10,210	10,594	10,934	384	340	7.1%

Source: Derived from Statistics Canada Census Program and BC Stats Custom Projections

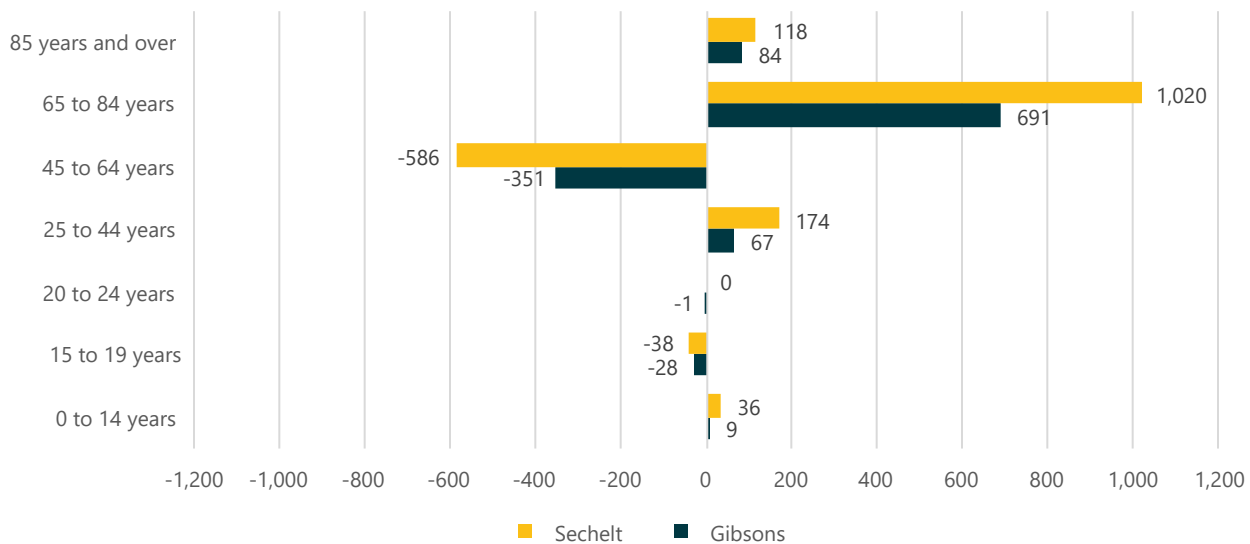
Consistent with national trends including those projected for the SCRD electoral areas, the populations of Gibsons and Sechelt are expected to continue aging in the coming years.

Between 2016 and 2025, it is projected that Sechelt will experience a large increase in seniors (Figure 52). Over the same period, the District is projected to experience a large decrease in the number of people of aged 45 to 64, as the current population ages into senior age groups. The number of seniors is projected to increase by 1,138 over this period, as the number of working age people sees a net decrease by 412. While seniors comprised 34% of Sechelt's population in 2016, they could comprise 42% by 2025. However, Figure 52 also shows a moderate increase projected for adults aged 25 to 44 and for children.

Projections for Gibsons show a similar pattern. A large increase is projected for seniors, including a larger increase in the number of people aged 85 years or older as compared to Sechelt and the electoral areas (Figure 52). Gibsons is projected to see an increase of 775 seniors and a net decrease of 284 in the number of people of common working age over this time. While seniors comprised 31% of Gibsons' population in 2016, they could comprise 43% by 2025. However, there is a moderate increase projected in the number of people aged 25 to 44 and the number of young children.

Anecdotal evidence suggests that Sechelt and Gibsons have experienced an increase in the population of children, youth, and young adults in recent years, driven by an influx of young families leaving the Metro Vancouver area in search of more affordable housing. This trend appears to be most obvious in the communities south of Sechelt, located closer to BC Ferries connections to Metro Vancouver (i.e., Sechelt, Roberts Creek, Elphinstone, and Gibsons). Enrollment numbers provided by School District 46 show a trend towards more growth in the number of school aged children and youth aged 10 to 17 (see Appendix D). Projections suggest this trend could continue and community engagement suggests it could intensify, as working from home has become more common as a result of the COVID-19 pandemic.



Figure 52: Change in Projected Population Growth by Age, Gibsons and Sechelt, 2016-2025

Source: Derived from Statistics Canada Census Program and BC Stats Custom Projections

Table 32 shows the median age projected for 2020 and 2025. The large increase in seniors is projected to drive up the median age in both communities, with a slightly larger increase in Gibsons. By 2025, both Gibsons and Sechelt could have median ages of approximately 60 years old.

Table 32: Historical and Projected Median Age, Gibsons and Sechelt, 2016-2025

	2016	2020	2025
Gibsons	54.7	56.9	59.6
Sechelt	56.4	58.2	60.0

Source: Derived from Statistics Canada Census Program and BC Stats Custom Projections

Household projections suggest that Gibsons can expect to experience a larger increase in the number of new households formed between 2020 and 2025 than is projected to have occurred between 2016 and 2020 (Table 33). Over the next five years, Gibsons may see 197 new households formed. Between 2016 and 2020, there were 198 residential building permits issued, suggesting that Gibsons is keeping pace with household formation. There was not a large excess of building permits issued over this time, indicating that Gibsons may be a less popular destination compared to other communities on the Coast for people looking to build seasonal vacation homes.

For Sechelt, household projections suggest that the District may see 223 new households formed over the next five years, a slightly lower number than is projected to have occurred between 2016 and 2020. Between 2016 and 2020, there were 348 residential building permits issued, a higher number than the number of new households projected to have formed. This could be reflective of the District's popularity as a destination for people looking to build seasonal vacation homes.

In both communities, projected household growth is relatively higher compared to projected population growth, which suggests that new households may be smaller. This can be reflective of an aging population, where more individuals are living alone or as couples without children.

Table 33: Projected Households, Gibsons and Sechelt, 2016-2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025	Proportional change from 2016 to 2025
Gibsons	2,205	2,383	2,580	178	197	17.0%
Sechelt	4,870	5,134	5,357	264	223	10.0%

Source: Derived from Statistics Canada Census Program and BC Stats Custom Projections

Non-census family households and couples without children are projected to see the largest increase in numbers among household types in both Gibsons and Sechelt (Table 34). This is likely related to the aging population trend, which is typically accompanied by an increase in households comprised of individuals living alone and couples without children, as adult children age and move out.

In Gibsons, non-census family households are projected to comprise 63% of household growth between 2016 and 2020 and 73% between 2020 and 2025, which indicates that it may be a popular location for individuals looking for housing on the Coast.

Table 34: Projected Change in Population by Household Type, Gibsons and Sechelt, 2020-2025

	Gibsons		Sechelt	
	2016 to 2020	2020 to 2025	2016 to 2020	2020 to 2025
Couple without Children	59	49	123	99
Couple with Children	3	2	4	5
Lone-Parent	-1	2	8	10
Other-Census Family	4	0	6	-3
Non-Census Family	113	144	123	112
Total	178	197	264	223

Source: Derived from Statistics Canada Census Program and BC Stats Custom Projections

Average household sizes are projected to decrease over the next five years, which is consistent with an aging population and growth in one or two person households (Table 35).



Table 35: Projected Average Household Sizes, Gibsons and Sechelt, 2016-2025

	2016	2020	2025
Gibsons	2.09	2.03	1.97
Sechelt	2.09	2.06	2.04

Source: Derived from Statistics Canada Census Program and BC Stats Custom Projections

4.2 Required Housing Unit Projections

Methodology

To estimate how many units may be needed over the next five years to accommodate population growth in the electoral areas, assumptions were made about how many bedrooms different households would need, based on the age of their primary maintainer and NOS requirements (Table 36).¹ For example, it is assumed that 25% of households led by someone aged 25 to 64 would require 1-bedroom units, 50% would require 2-bedroom units, and 25% would require units with three or more bedrooms.

Table 36: Assumed Unit Distribution for Electoral Areas

Age of Primary Maintainer	Studio or 1 Bedroom	2 Bedrooms	3+ Bedrooms
15 to 24 years	75%	25%	0%
25 to 64 years	25%	50%	25%
65 to 84 years	70%	20%	10%
85 years and older	100%	0%	0%

To estimate the number of units needed in Gibsons and Sechelt, assumptions were made about how many bedrooms different households would need, based on household type and NOS requirements (Table 37).⁹

1. These distributions assume a “best case scenario” where households can afford to and choose to live in units with enough bedrooms to match their households’ needs according to NOS. Household needs are inferred based on the age or primary maintainer for the electoral areas and based on household type for the municipalities. Recognizing the rural lifestyle and space that some people look for on the Coast, some households may want to live in a larger unit that exceeds these minimum standards. Other households may not be able to afford the cost of a unit with the minimum number of bedrooms required to meet their households’ needs.
2. Please see previous footnote.

Table 37: Assumed Distribution of Unit Types for Gibsons and Sechelt

Household Type	Studio or 1 Bedroom	2 Bedrooms	3+ Bedrooms
Couple without Children	50%	50%	0%
Families with Children and Other Families	0%	33%	67%
Non-Family	60%	30%	10%

The appropriate distribution is applied to the projected growth in households for the next five years to estimate the number of new units of each size that may be required over the next five years in each community.

4.2.1 Electoral Areas

As described above, the number of housing units of each size required in the electoral areas were projected based on the assumed unit needs of households led by primary maintainers of different ages (Table 36).

Table 38 shows the number of new units projected to meet the needs of new households between 2016 and 2020, as well as into the future (i.e., 2020 to 2025).

Table 38: Anticipated Units for SCRD Electoral Areas, 2016-2025

	2016-2020					2020-2025				
	Number of Bedrooms					Number of Bedrooms				
	0	1	2	3+	Total	0	1	2	3+	Total
Pender Harbour / Egmont	8	2	7	4	21	2	8	7	4	21
Halfmoon Bay	6	2	6	3	17	2	6	6	3	17
Roberts Creek	6	2	6	3	17	2	6	6	3	17
Elphinstone	6	2	6	3	17	2	6	6	3	17
West Howe Sound	3	1	3	2	9	1	3	3	1	8
Totals	29	9	28	15	81	9	29	28	14	80
%	36%	11%	35%	19%	100%	11%	36%	35%	18%	100%

Source: Derived from Statistics Canada Census Program and BC Stats Custom Projections



In Pender Harbour / Egmont, a mix of unit sizes are projected to meet the needs of new households formed between 2016 and 2020 and new households that are projected to form between 2020 and 2025. Over the next five years, 71% of new housing units needed are projected to be one and two-bedroom units.

Halfmoon Bay, Roberts Creek, and Elphinstone have the same projected unit needs because they have the same number of projected new households and the same assumed distribution based on primary maintainer age has been applied. While Halfmoon Bay has a smaller population, they are projected to experience a slightly faster rate of growth compared to Roberts Creek and Elphinstone. In these communities, a mix of unit sizes are projected to meet the needs of new households formed between 2016 and 2020 and new households that are projected to form between 2020 and 2025. Over the next five years, 70% of new housing units needed are projected to be one and two-bedroom units.

In West Howe Sound, a mix of unit sizes are projected to meet the needs of new households formed between 2016 and 2020 and new households that are projected to form between 2020 and 2025. Over the next five years, 72% of new housing units needed are projected to be one and two-bedroom units.

Comparisons to data for building permits issued between 2016 and the end of 2019 shows that the number of homes being constructed in the electoral areas far exceeds the number of new housing units that were projected to be needed. There were 558 permits issued over this time, compared to 81 new units needed. These could be dwellings that are not occupied on a permanent basis (i.e., secondary homes) and/or could also indicate that more people are moving to the Coast than have in the past. Recent influxes of residents moving from elsewhere to the Coast may not be fully accounted for in historical trends on which the projections are based.

4.2.2 Gibsons and Sechelt

As described above, the number of housing units of each size required in Gibsons and Sechelt were projected based on the assumed unit needs of different household types (Table 37).

In Gibsons, 91% of new units needed over the next five years are projected to be smaller units like studios, one-, and two-bedrooms (Table 39). Most unit requirements are likely to be driven by the number of new non-census family households, which are projected to comprise most new households formed in Gibsons in the next five years. Between 2016 and 2020, a similar unit mix was projected to meet the needs of new households in the Town. Comparisons to building permit data indicates that there may also be latent demand for smaller units. 83% of building permits issued between 2016 and the end of 2019 were for single-family homes, while 91% of units required for new households over this time were projected to be studios, one-, and two-bedrooms.

Table 39: Anticipated Units for Gibsons, 2016-2025

Household Type	2016-2020					2020-2025				
	Number of Bedrooms					Number of Bedrooms				
	0	1	2	3+	Total	0	1	2	3+	Total
Couples without Children	30	15	15	0	59	25	12	12	0	49
Families with Children and Other Families	0	0	2	4	6	0	0	1	3	4
Non-Census Families	34	34	34	11	113	43	43	43	14	144
Total	63	49	51	15	178	68	55	57	17	197
% by bedrooms	36%	27%	28%	9%	100%	34%	28%	29%	9%	100%

Source: Derived from Statistics Canada Census Program and BC Stats Custom Projections

Similar needs are projected for Sechelt, with 91% of new units needed over the next five years projected to be smaller units like studios, one-, and two-bedrooms (Table 40). Most unit requirements are likely to be driven by the number of new households comprised of non-census families and couples without children. These households which may have similar unit size requirements.

Table 40: Anticipated Units for Sechelt, 2016-2025

Household Type	2016-2020					2020-2025				
	Number of Bedrooms					Number of Bedrooms				
	0	1	3	3+	Total	0	1	2	3+	Total
Couples without Children	62	31	31	0	123	50	25	25	0	99
Families with Children and Other Families	0	0	6	12	18	0	0	4	8	12
Non-Census Families	37	37	37	12	123	34	34	34	11	112
Total	98	68	74	24	264	83	58	62	19	223
% by bedrooms	37%	26%	28%	9%	100%	37%	26%	28%	9%	100%

Source: Derived from Statistics Canada Census Program and BC Stats Custom Projections



4.3 Summary

- If past trends continue, SCRD electoral areas are projected to experience continued moderate population growth. Most growth is projected in the people falling within senior age groups, while the growth in the number of working age people is expected to be much less.
- Over the next five years, all electoral areas can expect to see an aging population, with more people living alone or as couples without children. The growth in households projected is lower compared to the growth projected for population, suggesting that household sizes may get smaller.
- In 2025, Pender Harbour / Egmont is projected to have a population of approximately 2,670. It is projected to experience slightly faster population growth compared to other electoral areas, with most growth occurring in those aged 65 and older. Pender Harbour / Egmont has the highest median age of all electoral areas and it is projected to remain the highest, although it may increase less quickly than other areas. Pender Harbour / Egmont is also projected to experience the highest proportional increase in the number of households, suggesting the trend of decreasing household sizes comprised of seniors living alone or as couples may be more pronounced in the community than in others.
- Halfmoon Bay experienced more steady population growth compared to other SCRD electoral areas between 2001 and 2016, a trend that is projected to continue to 2025 when the population is projected to be approximately 2,786. This area is projected to see the highest rate of population growth of all SCRD electoral areas. Unlike other areas, Halfmoon Bay is projected to see a similar increase in the number of working age people as compared to seniors. However, it is important to note that the working age group encompasses a larger range of ages compared to other age groups. Halfmoon Bay is still projected to see an overall increase in median age as well as a decrease in average household size, as there may be more households comprised of couples without children or individuals living alone.
- In Roberts Creek, the population is projected to reach approximately 3,466 by 2025, a moderate rate of growth. Roberts Creek is projected to see the largest absolute increase in the number of seniors and largest absolute decrease in the number of children of all electoral areas, causing the median age to increase more rapidly, reaching 51.8 in 2025. Although the rate of increase is projected to be high, the median age would remain one of the lowest among SCRD electoral areas. As most population growth is projected for seniors, average household sizes are projected to decrease as there may be more households comprised of couples without children or individuals living alone.
- Elphinstone is projected to remain the largest population of all SCRD electoral areas in 2025, with a projected population of 3,712. Population growth is projected to occur at a moderate rate, with most growth seen in the number of seniors, as well as more growth in the number of working age people compared to other areas. Elphinstone had the lowest median age of all SCRD electoral areas in 2016. This is projected to increase but remain the lowest at 51.0 in 2025.

Over the next five years, all electoral areas can expect to see an aging population, with more people living alone or as couples without children.

Similar to other Sunshine Coast communities, average household sizes are projected to decrease as the population ages and there are more households comprised of couples without children or individuals living alone.

- In 2025, West Howe Sound is projected to have a population of 2,055, a slight increase from 2016. Past populations have fluctuated in West Howe Sound, which has driven down the rate of growth projected for the area. Similar to other Sunshine Coast communities, most population growth is projected to occur in those aged 65 and older, with a slight decrease in the number of working age residents. This is a similar trend as seen in Gibsons and Sechelt. Similar to other Sunshine Coast communities, the median age is projected to increase, while average household sizes are projected to decrease as more households are comprised of couples without children or individuals living alone.
- Population growth in Gibsons occurred at a declining rate between 2001 and 2016. The Town is projected to grow at a faster rate in coming years, reaching a population of approximately 5,099 in 2025. Most growth is projected in the people falling within senior age groups, while the number of working age people may decrease. Gibsons is projected to experience the largest increase in the number of people aged 85 and older of the Sunshine Coast communities.
- Household formation in Gibsons is projected to occur at a faster rate compared to population growth, as the population ages and more new households are comprised of individuals living alone or couples without children. This is projected to drive the average household size down. The most common new household type is projected to be non-census families, which are primarily comprised of individuals living alone.
- In Sechelt, population growth is projected to occur at a slower pace than was experienced between 2001 and 2016, resulting in a population of approximately 10,934 by 2025. Most of this growth is projected in the people falling within senior age groups, while the number of working age people may decrease.
- Similar to all other Sunshine Coast communities, household formation in Sechelt is projected to occur at a faster rate compared to population growth, which is typically indicative of an aging population. Sechelt is projected to see most of its new households comprised of couples without children and non-census families, which are primarily individuals living alone. This results in a decreasing projected average household size.
- Projections suggest that the electoral areas will need a mix of unit sizes to meet the needs of new households formed between 2016 and 2020 and that are likely to form between 2020 and 2025. Over the next five years, projections suggest the highest need will be for one- and two-bedroom units.
- Projections suggest that 91% of new units needed in Gibsons and Sechelt will be smaller units, ranging from studios to two-bedrooms.

Similar to all other Sunshine Coast communities, household formation in Sechelt is projected to occur at a faster rate compared to population growth, which is typically indicative of an aging population.





5.0

Community Engagement Findings

Community engagement was conducted between April and July 2020, to gather qualitative data on housing needs, challenges, and opportunities from the perspectives of Sunshine Coast residents and stakeholders. Residents were engaged through a community survey, which was administered online and in paper copy distributed by the Sunshine Coast Community Services Society. Stakeholders involved in the housing industry or with special knowledge of housing needs were engaged through focus groups and stakeholder interviews. Findings from community engagement helped confirm and build upon quantitative findings, to generate a more fulsome and accurate picture of housing needs across the Coast.

Residents were engaged through a community survey, which was administered online and in paper copy distributed by the Sunshine Coast Community Services Society.

Residents and stakeholders were asked about housing challenges and needs. They were also asked about barriers and opportunities for addressing these. While a complete summary of engagement is provided in Appendix C, key themes identified across the engagement program are described in the following sub-sections.

5.1 Challenges and Needs

Need for options across the entire housing wheelhouse

- Stakeholders are struggling to provide low-income and affordable housing options on the Coast
- Lack of affordable rental units
- Homelessness is increasing across the Coast; stakeholders suggested that low-income households on the Coast are vulnerable to homelessness due to a lack of supports and affordable housing options
 - Lack of shelter and supports for individuals experiencing housing and homelessness, especially in Pender Harbour and Gibsons
 - Stakeholders discussed the need for a permanent shelter in Gibsons

- Lack of housing options and supports for people struggling with addictions and other mental health challenges
- Individuals with physical activity limitations and mental health challenges are not having their needs met; there is a lack of accessible and supported housing options
- Existing second stage and transitional housing options are full, several stakeholders reported that shelters and supports have lengthy waitlists
- Lack of foster homes
- Stakeholders suggested that the lack of housing options is putting pressure on the hospital to provide services and shelter, when other levels of care and housing are actually needed
- Stakeholders also discussed the need for housing that is subsidized but not supportive

Need for housing supports for seniors

- Residents and stakeholders alike recognized that the population is aging and that as this continues, the types of services needed on the Coast will also change
- Lack of complex care for seniors, assisted living facilities
- Medical services can be difficult to access for seniors living further away from the municipalities
- Lack of hospice options
- Lack of housing that is affordable, accessible, and appropriate for seniors

Challenging for youth and young families to stay on the Coast

- While there is evidence of an influx of younger adults and families (i.e., aged 25 to 44) to the Coast from Metro Vancouver because it is more affordable in comparison, stakeholders indicated there is a lack of affordable rental and homeownership options for local families
- Many young adults cannot afford to enter the ownership market and feel there are few entry-level options for them on the Coast
- Limited childcare and work opportunities are related challenges

Lack of workforce housing

- Stakeholders reported there is a lack of housing for all workers across the Coast and this is impacting employers' abilities to hire qualified staff and provide services
- Stakeholders suggested this is a challenge for many different workers, ranging from minimum wage to mid-career professionals

Non-Resident Owners

- Residents feel there are a lot of off-Coast owners and that many homes sit empty

Housing Types

- Residents and stakeholders recognized there is a short supply of smaller units like studios and one-bedrooms, while there are many one-person households



5.2 Barriers

Building affordable housing is a barrier

- Navigating BC Housing and funding opportunities is challenging for volunteer organizations
- Residents and stakeholders feel that some local government policies are outdated and create barriers to building affordable housing (for example, the type of housing allowed on different-sized lots)
- There is a lack of federal funding
- Accessing land to build affordable housing is challenging
- Developers are reluctant to take a risk on building affordable housing

Lack of data

- Stakeholders indicated there is a lack of data on households who are most vulnerable and at-risk of homelessness, as well as data on homelessness across the Coast
- Stakeholder discussed the challenge of collecting data on hidden homelessness

Lack of community support

- Lack of community support has been a barrier to previous projects due to stigma around those who need support
- Need for education and discussion to work through some perceptions of homelessness

5.3 Opportunities

Increase housing diversity

- Stakeholders discussed increasing housing diversity as an opportunity to improve affordability for households by creating more entry-level options
- Stakeholders suggested they would like to see more higher density housing development while still respecting the character of the Coast, such as the townhomes developed by Habitat for Humanity
- Stakeholders suggested they would be interested in seeing innovative solutions and alternate forms of housing, like tiny or container homes and co-op housing

Collaboration

- Stakeholders discussed the importance of collaboration and suggested that all three governments continue to work together to discuss affordable housing opportunities
- Stakeholders suggested there are opportunities to support employers building workforce housing
 - For example, for RCMP officers or for the new science and research centre
- Engage with past and prospective partners like the Co-operative Housing Federation, CMHC, and BC Housing, and Habitat for Humanity

Education

- Community support was identified as a barrier – stakeholders suggested that education and awareness building around the need for housing diversity and about individuals who need support could help address this

6.0

COVID-19 Implications



COVID-19 is a coronavirus that was newly discovered in late 2019. It is an infectious disease that causes respiratory illness, with most people experiencing mild to moderate symptoms and recovering without special treatment. For some people, such as seniors or those with compromised immune systems, symptoms can be more severe and result in hospitalization or death. COVID-19 is primarily spread through droplets from coughing, sneezing, and/or exhaling and can be easily transmitted between people in close proximity.¹⁰

Due to the need to reduce close proximity and the spread of the virus, governments all over the world closed borders, mandated businesses to close, and instructed their populations to stay at home for non-essential purposes. This caused international economic repercussions, with economies all over the world in various states of recession or depression.

In Canada, economic impacts have been most felt in industries such as tourism, accommodation, food services, recreation, transportation, and retail. Employees of these industries commonly have lower median incomes, and many are likely to be renter households, due to the high cost of homeownership and criteria for mortgage qualifications.

There are a few specific demographic groups that may be disproportionately affected:

- Students approaching graduation and recent graduates seeking part-time or full-time work may experience delays finding work¹¹
- People employed in service industries may be coping with reduced hours or patronage associated with reduced capacities, closure, and lengthier sanitation procedures¹²
- Those nearing retirement may be pushed into retiring earlier than planned, or may need to stay at current jobs longer after seeing their savings impacted¹³

10. From the World Health Organization, available at <https://www.who.int/emergencies/diseases/novel-coronavirus-2019>

11. <https://www.cbc.ca/news/canada/british-columbia/covid-19-young-canadians-parents-homes-1.5590956>

12. <https://bc.ctvnews.ca/these-groups-were-the-hardest-hit-by-the-coronavirus-pandemic-b-c-s-finance-minister-says-1.4988852>

13. <https://www.theglobeandmail.com/investing/globe-advisor/advisor-news/article-canadians-being-forced-to-retire-early-face-challenging-ramifications/>



Effects of the pandemic on employment, income, and savings are already significant and are expected to persist for months to years. In response to widespread unemployment, the federal and provincial governments implemented temporary relief measures such as the Canada Emergency Response Benefit (CERB), which provided Canadians with \$500 per week for up to 28 weeks of temporary income support between March and October 2020.¹⁴ In addition, a number of programs have been put in place for students, Indigenous communities, low to moderate income households, and seniors to support them through this crisis.

6.1 Housing Impacts on the Coast

Households across Canada are experiencing unexpected housing pressures due to loss of income. In response, in BC, various agencies put measures in place to provide financial relief and housing security for households, such as deferring payments for mortgages and utilities, banning evictions, freezing rental rates, and offering rental supplements for workers with reduced incomes.¹⁵

While many of these measures provide immediate and necessary assistance to households, they may not address the long-term effects of high unemployment, lower incomes, reduced savings, and reduced immigration on housing demand and stability. With reduced incomes and lower savings, many households may see their long-term housing goals impacted.

Stakeholders suggested that COVID-19 has re-focused attention on vulnerable population. Groups such as seniors, individuals experiencing homelessness or housing insecurity, individuals with physical activity limitation and / or mental health challenges, women and children fleeing violence, low income households, and others may experience additional challenges in accessing needed social services and supports. Many service providers and shelters, which were already stretched on the Coast, saw reduced capacities, reduced staff, and reduced ability to provide services during the initial response to COVID-19 as a result of physical distancing requirements. While some vulnerable households may have experienced more housing stability with the temporary ban on evictions, rental rate freezes, and CERB and rental assistance payments (which were higher than social assistance payments), these measures are temporary, with some having ended already and others ending soon.

Some of the most catastrophic outbreaks of COVID-19 in BC occurred in assisted living facilities for seniors. Long-term effects on assisted living arrangements and demand remains to be seen; there could be increased demand for housing and related service that allow seniors to age in place.

Stakeholders from the real estate and development industries indicated that they have experienced increased demand for single-family homes across the Coast, as more employees are able to work from home.

Stakeholders also suggested that there may be implications for the need for workforce housing on the Coast, with peak numbers of workers accessing employment insurance and working with to return to the workforce.

14. <https://www.canada.ca/en/services/benefits/ei/cerb-application.html>

15. For more information, see CMHC, Big Six Banks, BC Hydro, Province of BC, and BC Housing

7.0

Summary and Next Steps

Over the last fifteen years and particularly since 2014, the Sunshine Coast has experienced increases in the cost of housing, as the escalation of housing and land costs in Metro Vancouver increasingly impacts the region. Across the Coast, many median-earning households are priced out of homeownership and many renter households struggle to find affordable and available long-term rentals. Homelessness appears to be on the increase, with the Gibsons and Sechelt shelters at capacity and waitlists for supportive housing that stretch longer than the current spaces provided.

Community Growth and Demographics

The Sunshine Coast is growing. The regional population grew by 8% between 2006 and 2016, with most growth concentrated in Gibsons and Sechelt, followed by nearby electoral areas (Roberts Creek, Elphinstone, and Halfmoon Bay). At the same time, the population is aging and smaller households are becoming more common, as children move out and seniors are living with their partner or on their own. In 2016, all communities had a median age higher than 50 years, indicating that at least half the population was over 50 years old, with the median ages projected to continue rising over the near-term. This is consistent with trends experienced across the country, although the median age in all electoral areas and municipalities was already much higher compared to the provincial average in 2016 (43.0).

At the same time, projections show a moderate increase in the number of adults aged 25 to 44 and children aged 0 to 14. Anecdotal evidence suggests the Coast is experiencing increasing migration of young families from Metro Vancouver and other areas of the province due to the relative affordability of the Coast compared to Metro Vancouver.

Across the Coast, there were higher proportions of people who reported working from home in 2016 (13% - 22%) compared to the provincial average (9%). With requirements for physical distancing and the transition to working from home for most office workers as a result of the COVID-19 pandemic, community engagement indicates working from home on the Coast has become even more common and could affect demand for housing as more adults are able to work remotely and look for more affordable places to raise their families.

It is widely acknowledged that diverse housing options are necessary to address the specific needs of different groups of residents.



Housing Stock

The single-detached home is the most common type of housing across the Coast and is unaffordable for median earning households in almost all communities. There is a limited supply of smaller, affordable units such as apartments or townhouses. In 2016, one-bedrooms and studios comprised 9% to 14% of housing stock on the Coast, while 66% to 87% of households were one or two people. These households may be living in larger units than they need as per NOS requirements. Studio and one-bedroom units can be an important supply of affordable housing for seniors looking to downsize and work force housing. Looking ahead, projections indicate that more than half the future population could be suitably accommodated in studio or one-bedroom units.

Based on past trends, projections suggest approximately 523 new households may have formed between 2016 and 2020, while there were 1,135 building permits issued over this timeframe. Most building permits were for single-family dwellings. The large number of building permits compared to households could indicate the construction of dwellings that are not occupied on a permanent basis (i.e., secondary homes) and/or that more people are moving to the Coast than have in the past. Recent influxes of residents moving from elsewhere to the Coast may not be fully accounted for in historical trends on which the projections are based.

Affordability

Like most communities across the province, the growth in household incomes has been increasingly outstripped by the increase in housing prices. Data from the Greater Vancouver Real Estate Board indicates that the Coast has seen a rapid increase in prices since 2014, a trend seen in many BC communities. If household incomes continued to grow at the same pace as they grew between the 2006 and 2016 censuses, between 2016 and 2019 they increased by approximately 11%. Over this same period, the average sales price for a detached dwelling increased by approximately 53%. Estimates of 2019 household incomes compared to 2019 sales prices show that the single-detached home is unaffordable for median incomes in nearly all Sunshine Coast communities, despite this being the most common type of home. Single-income households like lone-parent families and individuals living alone (non-census families) are likely priced out of all ownership options. Household types with the highest median incomes may be able to afford to purchase a home in Sechelt or Gibsons, but are likely priced out of single-detached homes in the electoral areas.

Affordability of rentals has also worsened in recent years. In most communities, rents are affected by housing prices, as owners look to support their mortgage payments through renting. The cost of rent has increased substantially in recent years across in both the electoral areas and the municipalities, with West Howe Sound, Roberts Creek, and Halfmoon Bay reporting the highest average rents in 2020. In 2016, 40% or more of all renter households were living in unaffordable housing across the Coast.

In 2016, there were approximately 1,175 renter and 860 owner households in Core Housing Need across the Coast. These households are currently living in unacceptable conditions (i.e., overcrowded housing, housing in need of repairs) and cannot afford an acceptable alternative housing unit in their community based on median rents. As affordability has likely worsened since 2016, it is likely the number of households living in Core Housing Need has increased, as the cost of rent increased approximately 40%

As the service hubs of the Coast, Sechelt and Gibsons have the highest proportion of houses occupied by their usual residents and more diverse housing options (especially in Gibsons), with townhouses and apartments that are more affordable than single detached dwellings. As the population across the Coast continues to grow and age, it will be important for more diverse and affordable housing options to be developed in adjacent electoral areas like Roberts Creek and Elphinstone, to meet the needs of seniors who wish to age in place, young families, and workers.

Housing Supports

In 2018, there were 57 individuals counted as experiencing homelessness in Sechelt and Gibsons. Residents believe there is a need for more supports and transitional living options for individuals experiencing homelessness. Stakeholders indicated that while it is challenging to assess homelessness due to shifting seasonal patterns and hidden forms of homelessness like couchsurfing and living in unsafe conditions, homelessness on the Coast has been increasing and becoming more visible in recent years.

Community engagement also indicated that there is need for more supports for seniors who wish to age in place or downsize from single-detached dwellings, which they are concerned about maintaining.



7.1 Key Areas of Local Need

7.1.1 Pender Harbour / Egmont (Electoral Area A)

Affordable Housing

- Housing indicators show that affordability has been the most significant issue in Pender Harbour / Egmont, with 16% of owner, or 175 households, and 42% of renter, or 80 households living in unaffordable housing in 2016.
- Increases in the cost of home ownership continue to outpace growth in median incomes; based on a gaps analysis, even the household types with the highest median incomes would need to spend 39% of their income to afford a single-detached home at the average 2019 sales price in Pender Harbour / Egmont. Single-detached homes are the most common type of housing in Pender Harbour / Egmont, comprising 88% of stock in 2016.

Rental Housing

- Community engagement suggests that there is high demand for rental housing, which is not being met by the current supply of rental options across the Coast. Residents are concerned about the lack of rental units and the effects of short-term vacation rentals. In 2016, 41% of homes in Pender Harbour / Egmont were not occupied by their usual resident; these homes are either vacant or rented out on a temporary or short-term basis.
- In 2016, renter incomes were 41% of owner incomes in Pender Harbour / Egmont. Renter households are much more likely to be in Core Housing Need compared to owner households, with 51%, or 100 renter households in Core Housing Need in 2016, compared to 13%, or 145 owner households.
- Cost of rent has risen noticeably in recent years, reaching \$1,367 in 2020 for the average rental in Pender Harbour / Egmont. Compared to 2019 median income estimates, there are large gaps for all household types between what would be considered affordable shelter costs and actual shelter costs in Pender Harbour / Egmont. Single income households, like lone-parent families and non-census families face the greatest affordability gaps. For comparison, in 2016, 41% of households in Pender Harbour / Egmont were non-census families and 4% were lone-parent households, meaning nearly half of the population may be struggling to find affordable housing. This is especially challenging considering the large number of single-detached dwellings in the community.

Special Needs Housing

- Stakeholders indicated there is a need for more supportive housing in Pender Harbour.
- Across the Coast, as of March 31, 2020, there were 34 units for persons with disabilities tracked by BC Housing. Stakeholders indicated that waitlists are long for housing supports across all groups, including individuals with physical and mental health challenges.
- Stakeholders indicated that there are limited housing options for people with physical activity limitations or mental health challenges. These individuals face additional barriers when looking for appropriate housing and may be looking to limited primary rental market units for secure housing. There are no primary rental market (purpose-built) units in Pender Harbour / Egmont.
- Community engagement suggests that the numbers of individuals experiencing mental health challenges such as addictions have been increasing across the Coast and that many require housing support.

Housing for Seniors

- At 60.5 years old, Pender Harbour / Egmont had the highest median age of all electoral areas and municipalities on the Coast in 2016. For comparison, the median for BC was 43.0 years old. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. While adults over 65 comprised 37% of Pender Harbour / Egmont's population in 2016, projections suggest they could comprise more than 38% by 2025.
- Across the Coast, there were 348 units for seniors receiving support from BC Housing as of March 31, 2020, including seniors accessing the Shelter Aid for Elderly Renters program to supplement their rent costs. Stakeholders indicated there is a need for more seniors and supportive housing within Pender Harbour, in locations that are accessible to services and medical care via public transportation. There are currently 20 units for seniors being developed in Pender Harbour.
- While there was a larger proportion of smaller units (i.e., studios to two-bedrooms) in Pender Harbour / Egmont compared to other electoral areas and municipalities, as the population continues to age, there will be increased need for affordable smaller units in accessible housing forms. These could help meet the needs of seniors living alone, or couples without children (mainly older couples whose children have left home) who are looking for affordable options. These households are likely to face large affordability gaps in both rental and ownership markets.

Housing for Families

- Across the Coast, although most housing is in the form of single-family homes, community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms).
- Across the Coast, as of March 31, 2020, there were 98 family households receiving supports from BC Housing.
- Median-earning couples with children and lone-parent families are likely unable to afford ownership or rental housing at the average 2019 sales price and average 2020 secondary market rental rate in Pender Harbour / Egmont. This means that more than half of families in Pender Harbour / Egmont would be unable to afford housing. Median-earning lone-parent families would need to spend 59% of their monthly income to afford rent.

Supports for Individuals Experiencing Homelessness and Housing Insecurity

- Across the Coast, stakeholders indicated that homelessness is on the rise. Anecdotal evidence and past studies indicate that homelessness tends to be more visible (i.e., street homelessness) in the municipalities, while hidden homelessness (i.e., people living in substandard housing or boats, couch surfing, camping, etc.) is more common in the electoral areas.
- Stakeholders indicated that hidden homelessness is a particular challenge in Pender Harbour / Egmont, with people living in substandard housing, on boats, camping, and couch surfing. Stakeholders also indicated there is a need for some form of emergency shelter or support in Pender Harbour to help meet this need. Anecdotal evidence and past studies suggest that there are more seniors and at-risk youth experiencing homelessness in Pender Harbour compared to other communities on the Coast.
- Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full.



7.1.2 Halfmoon Bay (Electoral Area B)

Affordable Housing

- Housing indicators show that affordability has been the most significant issue in Halfmoon Bay, with 18% of owner, or 180 households, and 50% of renter or 100 households living in unaffordable housing in 2016. Halfmoon Bay had the highest proportion of owner households living in unaffordable housing of all electoral areas and municipalities.
- Increases in the cost of home ownership continue to outpace growth in median incomes; based on a gaps analysis, even the household types with the highest median incomes would need to spend 35% of their income to afford a single-detached home at the average 2019 sales price in Halfmoon Bay. Halfmoon Bay has the least diverse housing stock of all electoral areas and municipalities, with 96% of houses being single-detached homes.

Rental Housing

- Community engagement suggests that there is high demand for rental housing, which is not being met by the current supply of rental options across the Coast. Residents are concerned about the lack of rental units and the effects of short-term vacation rentals. In 2016, 29% of homes in Halfmoon Bay were not occupied by their usual resident; these homes are either vacant or rented out on a temporary or short-term basis.
- In 2016, renter incomes were 44% of owner incomes in Halfmoon Bay. Renter households are much more likely to be in Core Housing Need compared to owner households, with 40%, or 80 renter households in Core Housing Need in 2016, compared to 6%, or 60 owner households.
- Cost of rent has risen noticeably in recent years, reaching \$1,788 in 2020 for the average rental in Halfmoon Bay. Compared to 2019 median income estimates, there are large gaps for all household types between what would be considered affordable shelter costs and actual shelter costs in Halfmoon Bay. Single income households, like lone-parent families and non-census families face the greatest affordability gaps, closely followed by couples without children. In 2016, 30% of households in Halfmoon Bay were non-census families, 5% were lone-parent households, and 41% were couples without children, meaning that more than three-quarters the population would likely struggle to find affordable rental housing. This is especially challenging considering the large number of single-detached dwellings in the community.

Special Needs Housing

- Across the Coast, as of March 31, 2020, there were 34 units for persons with disabilities tracked by BC Housing. Stakeholders indicated that waitlists are long for housing supports across all groups, including individuals with physical and mental health challenges.
- Stakeholders indicated that there are limited housing options for people with physical activity limitations or mental health challenges. These individuals face additional barriers when looking for appropriate housing and may be looking to limited primary rental market units for secure housing. There are no primary rental market (purpose-built) units in Halfmoon Bay.
- Community engagement suggests that the numbers of individuals experiencing mental health challenges such as addictions have been increasing across the Coast and that many require housing support.

Housing for Seniors

- The median age in Halfmoon Bay was 55.0 in 2016. For comparison, the median for BC was 43.0 years old. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. While adults over 65 comprised 27% of Halfmoon Bay's population in 2016, projections suggest they could comprise 28% by 2025.
- Across the Coast, there were 348 units for seniors receiving support from BC Housing as of March 31, 2020, including seniors accessing the Shelter Aid for Elderly Renters program to supplement their rent costs. As the population continues to age, there will be increased need for supportive housing and assisted living units, as well as supports to age in place.
- There are few smaller units (i.e., studios to two-bedrooms) to meet the needs of seniors living alone, or couples without children (mainly older couples whose children have left home) who are looking for affordable options in Halfmoon Bay. Many of these units are small single-detached homes, which may be challenging for seniors to maintain as they age. As the population continues to age, there will be increased need for affordable smaller units in accessible housing forms. These households are likely to face large affordability gaps in both rental and ownership markets.

Housing for Families

- Across the Coast, although most housing is in the form of single-family homes, community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms).
- Across the Coast, as of March 31, 2020, there were 98 family households receiving supports from BC Housing.
- Median-earning couples with children and lone-parent families are likely unable to afford ownership or rental housing at the average 2019 sales price and average 2020 secondary market rental rate in Halfmoon Bay. This means that more than half of families in Halfmoon Bay would be unable to afford housing. Median-earning lone-parent families would need to spend more than 100% of their monthly income to afford rent.

Supports for Individuals Experiencing Homelessness and Housing Insecurity

- Across the Coast, stakeholders indicated that homelessness is on the rise. Anecdotal evidence and past studies indicate that homelessness tends to be more visible (i.e., street homelessness) in the municipalities, while hidden homelessness (i.e., people living in substandard housing or boats, couch surfing, camping, etc.) is more common in the electoral areas.
- Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full.



7.1.3 Roberts Creek (Electoral Area D)

Affordable Housing

- Housing indicators show that affordability has been the most significant issue in Roberts Creek, with 17% of owner, or 180 households, and 44% of renter, or 140 households living in unaffordable housing in 2016.
- Roberts Creek had the highest average sales price in 2019 of all electoral areas and municipalities. Increases in the cost of home ownership continue to outpace growth in median incomes; based on a gaps analysis, even the household types with the highest median incomes would need to spend 44% of their income to afford a single-detached home at the average 2019 sales price in Roberts Creek. Single-detached homes are the most common type of housing in the community, comprising 91% of stock in 2016.

Rental Housing

- Community engagement suggests that there is high demand for rental housing, which is not being met by the current supply of rental options across the Coast. Residents are concerned about the lack of rental units and the effects of short-term vacation rentals. In 2016, 85% of homes in Roberts Creek were occupied by their usual resident, meaning these homes are occupied by their owner or a long-term rental tenant.
- In 2016, renter incomes were 56% of owner incomes in Roberts Creek. Renter households are much more likely to be in Core Housing Need compared to owner households, with 44%, or 140 renter households in Core Housing Need in 2016, compared to 11%, or 115 owner households.
- Cost of rent has risen noticeably in recent years, reaching \$1,721 in 2020 for the average rental in Roberts Creek. Compared to 2019 median income estimates, there are large gaps for most household types between what would be considered affordable shelter costs and actual shelter costs. Single income households, like lone-parent families and non-census families face the greatest affordability gaps. For comparison, in 2016, 29% of households in Roberts Creek were non-census families and 9% were lone-parent households, who are likely struggling to find affordable housing. This is especially challenging considering the large number of single-detached dwellings in the community.

Special Needs Housing

- Across the Coast, as of March 31, 2020, there were 34 units for persons with disabilities tracked by BC Housing. Stakeholders indicated that waitlists are long for housing supports across all groups, including individuals with physical and mental health challenges.
- Stakeholders indicated that there are limited housing options for people with physical activity limitations or mental health challenges. These individuals face additional barriers when looking for appropriate housing and may be looking to limited primary rental market units for secure housing. There are no primary rental market (purpose-built) units in Roberts Creek.
- Community engagement suggests that the numbers of individuals experiencing mental health challenges such as addictions have been increasing across the Coast and that many require housing support.

Housing for Seniors

- At 50.7 years old, Roberts Creek had one of the lower median ages of all electoral areas and municipalities on the Coast in 2016. At the same time, this is much higher than the median for BC, which was 43.0 years old in 2016. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. While adults over 65 comprised 23% of Roberts Creek's population in 2016, projections suggest they could comprise 25% by 2025.
- Across the Coast, there were 348 units for seniors receiving support from BC Housing as of March 31, 2020, including seniors accessing the Shelter Aid for Elderly Renters program to supplement their rent costs. As the population continues to age, there will be increased need for supportive housing and assisted living units, as well as supports to age in place.
- There are few smaller units (i.e., studios to two-bedrooms) to meet the needs of seniors living alone, or couples without children (mainly older couples whose children have left home) who are looking for affordable options in Roberts Creek. Many of these units are small single-detached homes, which may be challenging for seniors to maintain as they age. As the population continues to age, there will be increased need for affordable smaller units in accessible housing forms. These households are likely to face large affordability gaps in both rental and ownership markets.

Housing for Families

- Households with children are more common in Roberts Creek and Elphinstone compared to other electoral areas and municipalities; in 2016, 21% of households were couples with children and 9% were lone-parent families. Roberts Creek has the highest proportion of lone-parent family households of all electoral areas and municipalities.
- Across the Coast, although most housing is in the form of single-family homes, community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms).
- Across the Coast, as of March 31, 2020, there were 98 family households receiving supports from BC Housing.
- Median-earning couples with children are likely unable to afford ownership housing at the average 2019 sales price, but are likely able to afford rental housing at the average 2020 secondary market rental rate in Roberts Creek. Renters in Roberts Creek reported the highest household incomes of renters in all SCRD electoral areas and municipalities. Median-earning lone-parent families are still likely unable to afford rental housing and would need to spend 68% of their monthly income on shelter costs.

Supports for Individuals Experiencing Homelessness and Housing Insecurity

- Across the Coast, stakeholders indicated that homelessness is on the rise. Anecdotal evidence and past studies indicate that homelessness tends to be more visible (i.e., street homelessness) in the municipalities, while hidden homelessness (i.e., people living in substandard housing or boats, couch surfing, camping, etc.) is more common in the electoral areas.
- Anecdotal evidence and past studies suggest that Roberts Creek sees higher incidences of transient youth compared to other communities.
- Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full.



7.1.4 Elphinstone (Electoral Area E)

Affordable Housing

- Housing indicators show that affordability has been the most significant issue in Elphinstone, with 14% of owner, or 175 households, and 50% of renter, or 125 households living in unaffordable housing in 2016.
- Increases in the cost of home ownership continue to outpace growth in median incomes; based on a gaps analysis, even the household types with the highest median incomes would need to spend 32% of their income to afford a single-detached home at the average 2019 sales price in Elphinstone. Single-detached homes are the most common type of housing in the community, comprising 92% of stock in 2016.

Rental Housing

- Community engagement suggests that there is high demand for rental housing, which is not being met by the current supply of rental options across the Coast. Residents are concerned about the lack of rental units and the effects of short-term vacation rentals. In 2016, 94% of homes in Elphinstone were occupied by their usual resident, meaning these homes are occupied by their owner or a long-term rental tenant.
- In 2016, renter incomes were 36% of owner incomes in Elphinstone. Renter households are much more likely to be in Core Housing Need compared to owner households, with 47%, or 115 renter households in Core Housing Need in 2016, compared to 5%, or 55 owner households.
- Cost of rent has risen noticeably in recent years, reaching \$1,928 in 2020 for the average rental in Elphinstone. Compared to 2019 median income estimates, there are large gaps for most household types between what would be considered affordable shelter costs and actual shelter costs. Single income households, like lone-parent families and non-census families face the greatest affordability gaps. In 2016, 30% of households in Elphinstone were non-census families and 7% were lone-parent households, who are likely struggling to find affordable housing. This is especially challenging considering the large number of single-detached dwellings in the community.

Special Needs Housing

- Across the Coast, as of March 31, 2020, there were 34 units for persons with disabilities tracked by BC Housing. Stakeholders indicated that waitlists are long for housing supports across all groups, including individuals with physical and mental health challenges.
- Stakeholders indicated that there are limited housing options for people with physical activity limitations or mental health challenges. These individuals face additional barriers when looking for appropriate housing and may be looking to limited primary rental market units for secure housing. There are no primary rental market (purpose-built) units in Elphinstone.
- Community engagement suggests that the numbers of individuals experiencing mental health challenges such as addictions have been increasing across the Coast and that many require housing support.

Housing for Seniors

- At 50.6 years old, Elphinstone had the lowest median age of all electoral areas and municipalities on the Coast in 2016. At the same time, this is much higher than the median for BC, which was 43.0 years old in 2016. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. While adults over 65 comprised 21% of Elphinstone's population in 2016, projections suggest they could comprise more than 22% by 2025.
- Across the Coast, there were 348 units for seniors receiving support from BC Housing as of March 31, 2020, including seniors accessing the Shelter Aid for Elderly Renters program to supplement their rent costs. As the population continues to age, there will be increased need for supportive housing and assisted living units, as well as supports to age in place.
- There are few smaller units (i.e., studios to two-bedrooms) to meet the needs of seniors living alone, or couples without children (mainly older couples whose children have left home) who are looking for affordable options in West Howe Sound. Many of these units are small single-detached homes, which may be challenging for seniors to maintain as they age. As the population continues to age, there will be increased need for affordable smaller units in accessible housing forms. These households are likely to face large affordability gaps in both rental and ownership markets.

Housing for Families

- Households with children are more common in Elphinstone and Roberts Creek compared to other electoral areas and municipalities; in 2016, 23% of households were couples with children and 7% were lone-parent families. Elphinstone had the highest proportion of couples with children of Coast communities in 2016. These households may be looking to enter the ownership market and are close to the affordability threshold.
- Across the Coast, although most housing is in the form of single-family homes, community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms).
- Across the Coast, as of March 31, 2020, there were 98 family households receiving supports from BC Housing.
- Median-earning couples with children are likely unable to afford ownership or rental housing at the average 2019 sales price and average 2020 secondary market rental rate. Median-earning lone-parent families are also likely unable to afford ownership or rental housing and would need to spend 80% of their monthly income on shelter costs.

Supports for Individuals Experiencing Homelessness and Housing Insecurity

- Across the Coast, stakeholders indicated that homelessness is on the rise. Anecdotal evidence and past studies indicate that homelessness tends to be more visible (i.e., street homelessness) in the municipalities, while hidden homelessness (i.e., people living in substandard housing or boats, couch surfing, camping, etc.) is more common in the electoral areas. In Elphinstone, this may be in the form of mobile home parks, both formal (i.e., counted in the Census) and informal. While these can provide an important source of affordable housing, they can also be less secure than other forms.
- Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full.



7.1.5 West Howe Sound (Electoral Area F)

Affordable Housing

- Housing indicators show that affordability has been the most significant issue in West Howe Sound, with 18% of owner, or 135 households, and 40% of renter, or 60 households living in unaffordable housing in 2016.
- Increases in the cost of home ownership continue to outpace growth in median incomes; based on a gaps analysis, even the household types with the highest median incomes would need to spend 36% of their income to afford a single-detached home at the average 2019 sales price in West Howe Sound. Single-detached homes are the most common type of housing in West Howe Sound, comprising 91% of stock in 2016.

Rental Housing

- Community engagement suggests that there is high demand for rental housing, which is not being met by the current supply of rental options across the Coast. Residents are concerned about the lack of rental units and the effects of short-term vacation rentals. In 2016, 49% of homes in West Howe Sound were not occupied by their usual resident, the highest proportion of all electoral areas and municipalities; these homes are either vacant or rented out on a temporary or short-term basis.
- In 2016, renter incomes were 48% of owner incomes in West Howe Sound. Renter households are much more likely to be in Core Housing Need compared to owner households, with 32%, or 50 renter households in Core Housing Need in 2016, compared to 7%, or 50 owner households.
- Cost of rent has risen noticeably in recent years, reaching \$1,975 in 2020 for the average rental in West Howe Sound. Compared to 2019 median income estimates, there are large gaps for all household types between what would be considered affordable shelter costs for and actual shelter costs. Single income households, like lone-parent families and non-census families face the greatest affordability gaps, closely followed by couples without children. In 2016, 35% of households in West Howe Sound were non-census families, 6% were lone-parent households, and 39% were couples without children, meaning that more than three-quarters the population would likely struggle to find affordable rental housing. This is especially challenging considering the large number of single-detached dwellings in the community.

Special Needs Housing

- Across the Coast, as of March 31, 2020, there were 34 units for persons with disabilities tracked by BC Housing. Stakeholders indicated that waitlists are long for housing supports across all groups, including individuals with physical and mental health challenges.
- Stakeholders indicated that there are limited housing options for people with physical activity limitations or mental health challenges. These individuals face additional barriers when looking for appropriate housing and may be looking to limited primary rental market units for secure housing. There are no primary rental market (purpose-built) units in West Howe Sound.
- Community engagement suggests that the numbers of individuals experiencing mental health challenges such as addictions have been increasing across the Coast and that many require housing support.

Housing for Seniors

- The median age in West Howe Sound was 54.5 in 2016. For comparison, the median for BC was 43.0 years old. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. While adults over 65 comprised 27% of West Howe Sound's population in 2016, projections suggest they could comprise 29% by 2025.
- Across the Coast, there were 348 units for seniors receiving support from BC Housing as of March 31, 2020, including seniors accessing the Shelter Aid for Elderly Renters program to supplement their rent costs. As the population continues to age, there will be increased need for supportive housing and assisted living units, as well as supports to age in place.
- There are few smaller units (i.e., studios to two-bedrooms) to meet the needs of seniors living alone, or couples without children (mainly older couples whose children have left home) who are looking for affordable options in West Howe Sound. Many of these units are small single-detached homes, which may be challenging for seniors to maintain as they age. As the population continues to age, there will be increased need for affordable smaller units in accessible housing forms. These households are likely to face large affordability gaps in both rental and ownership markets.

Housing for Families

- Across the Coast, although most housing is in the form of single-family homes, community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms).
- Across the Coast, as of March 31, 2020, there were 98 family households receiving supports from BC Housing.
- Median-earning couples with children and lone-parent families are likely unable to afford ownership or rental housing at the average 2019 sales price and average 2020 secondary market rental rate in West Howe Sound. This means that more than half of families in West Howe Sound would be unable to afford housing. Median-earning lone-parent families would need to spend more than 82% of their monthly income to afford rent.

Supports for Individuals Experiencing Homelessness and Housing Insecurity

- Across the Coast, stakeholders indicated that homelessness is on the rise. Anecdotal evidence and past studies indicate that homelessness tends to be more visible (i.e., street homelessness) in the municipalities, while hidden homelessness (i.e., people living in substandard housing or boats, couch surfing, camping, etc.) is more common in the electoral areas. In West Howe Sound, this may be in the form of mobile home parks, both formal (i.e., counted in the Census) and informal. While these can provide an important source of affordable housing, they can also be less secure than other forms.
- Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full.



7.1.6 Town of Gibsons

Affordable Housing

- Housing indicators show that affordability has been the most significant issue in Gibsons, with 16% of owner, or 250 households, and 48% of renter, or 290 households living in unaffordable housing in 2016.
- Increases in the cost of home ownership continue to outpace growth in median incomes; based on a gaps analysis, even the household types with the highest median incomes would need to spend 32% of their income to afford a single-detached home at the average 2019 sales price in Gibsons. Homeownership is more affordable in Gibsons compared to the electoral areas.
- Gibsons has the most diverse housing stock of all electoral areas and municipalities, with townhouses and apartments that may be affordable for households with more than one income. In 2016, 55% of the homes were single-detached.

Rental Housing

- Gibsons had the highest proportion of renter households of all electoral areas and municipalities in 2016, with 28% renting. For comparison, the BC average was 32%. Community engagement suggests that there is high demand for rental housing, which is not being met by the current supply of rental options across the Coast. Residents are concerned about the lack of rental units and the effects of short-term vacation rentals. In 2016, 96% of homes in Gibsons were occupied by their usual resident, meaning these homes are occupied by their owner or a long-term rental tenant. This reflects the character of Gibsons as a town centre, with residents living near services and employment.
- In 2016, renter incomes were 56% of owner incomes in Gibsons. Renter households are much more likely to be in Core Housing Need compared to owner households, with 31%, or 190 renter households in Core Housing Need in 2016, compared to 5%, or 75 owner households.
- Cost of rent has risen noticeably in recent years, reaching \$1,500 in 2020 for the average rental in Gibsons. Compared to 2019 median income estimates, there are large gaps for several household types between what would be considered affordable rental shelter costs and actual shelter costs in Gibsons. Single income households, like lone-parent families and non-census families face the greatest affordability gaps. In 2016, Gibsons had the highest proportion of typically single-income households of all electoral areas and municipalities, with 44% non-census family households and 8% lone parent. This means that more than half of the population may be struggling to find affordable rental housing.
- Stakeholders identified a need to continue supporting the development of market rental housing in Gibsons and Sechelt and indicated these are more affordable options for low-income households compared to secondary market units such as secondary suites, which may have higher utility costs. There are 40 units of mixed income rental and another 54 units of primary rental currently being developed in Gibsons.

Special Needs Housing

- Across the Coast, as of March 31, 2020, there were 34 units for persons with disabilities tracked by BC Housing. Stakeholders indicated that waitlists are long for housing supports across all groups, including individuals with physical and mental health challenges.
- Stakeholders indicated that there are limited housing options for people with physical activity limitations or mental health challenges. These individuals face additional barriers when looking for appropriate housing and may be looking to limited primary rental market units for secure housing.
- Community engagement suggests that the numbers of individuals experiencing mental health challenges such as addictions have been increasing across the Coast and that many require housing support.

Housing for Seniors

- The median age in Gibsons was 54.8 in 2016. For comparison, the median for BC was 43.0 years old. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. While adults over 65 comprised 31% of Gibsons' population in 2016, projections suggest they could comprise more than 43% by 2025, the largest proportional change of all electoral areas and municipalities.
- Across the Coast, there were 348 units for seniors receiving support from BC Housing as of March 31, 2020, including seniors accessing the Shelter Aid for Elderly Renters program to supplement their rent costs. As the population continues to age, there will be increased need for supportive housing and assisted living units, as well as supports to age in place.
- Half of all housing units in Gibsons were smaller units (i.e., studios to two-bedrooms) in 2016, the largest proportion of all electoral areas and municipalities. As the population continues to age, there will be increased need for more of these affordable smaller units in accessible housing forms. These could help meet the needs of seniors living alone, or couples without children (mainly older couples whose children have left home) who are looking for affordable options. These households are likely to face large affordability gaps in both rental and ownership markets.

Housing for Families

- Across the Coast, although most housing is in the form of single-family homes, community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms).
- Across the Coast, as of March 31, 2020, there were 98 family households receiving supports from BC Housing.
- Median-earning lone-parent families are likely unable to afford ownership or rental housing at the average 2019 sales price and average 2020 secondary market rental rate in Gibsons; they would need to spend 45% of their monthly income to afford to rent an average secondary suite or apartment but may experience challenges finding a unit that has enough bedrooms to accommodate their child(ren). Median-earning households with children are close to the affordability threshold for single-detached homes in Gibsons. Gibsons has more diverse housing stock than other electoral areas and municipalities, with more townhomes and apartments that couples with children can likely afford to purchase. At the same time, couples with children are close to the affordability threshold for rental housing and may also face challenges finding a unit with enough bedrooms to accommodate their child(ren).



Supports for Individuals Experiencing Homelessness and Housing Insecurity

- Across the Coast, stakeholders indicated that homelessness is on the rise. The most recent homeless count was completed in 2018 and counted 57 individuals experiencing homelessness in Gibsons and Sechelt. Although point-in-time counts provide valuable data and can suggest trends, they are widely understood to underrepresent actual numbers. Anecdotal evidence and past studies indicate that homelessness tends to be more visible (i.e., street homelessness) in the municipalities, while hidden homelessness (i.e., people living in substandard housing or boats, couch surfing, camping, etc.) is more common in the electoral areas.
- Stakeholders indicated that hidden homelessness is a challenge in Gibsons and indicated there is a need for a permanent emergency shelter in the Town. There are currently 8-10 emergency shelter beds available on a seasonal basis, as well as 40 units of housing being developed in Gibsons for individuals experiencing homelessness.
- Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full.

7.1.7 District of Sechelt

Affordable Housing

- Housing indicators show that affordability has been the most significant issue in Sechelt, with 16% of owner, or 580 households, and 50% of renter, or 525 households living in unaffordable housing in 2016. Sechelt had the highest proportion of renter households living in unaffordable housing in 2016.
- Although increases in the cost of home ownership continue to outpace growth in median incomes across the Coast, housing prices in Sechelt are the most affordable of all electoral areas and municipalities. The gaps analysis shows that the highest earning household types (couples with children and other census families) making the median income for their household type would likely be able to afford a single-detached home at the average sales price in 2019. Homeownership is likely out of reach for all other household types. The least affordable housing type, single-detached, comprised 75% of homes in Sechelt in 2016.

Rental Housing

- Community engagement suggests that there is high demand for rental housing, which is not being met by the current supply of rental options across the Coast. Residents are concerned about the lack of rental units and the effects of short-term vacation rentals. In 2016, 90% of homes in Sechelt were occupied by their usual resident, meaning these homes are occupied by their owner or a long-term rental tenant. This reflects the character of Sechelt as a town centre, with residents living near services and employment.
- In 2016, renter incomes were 51% of owner incomes in Sechelt. Renter households are much more likely to be in Core Housing Need compared to owner households, with 48%, or 500 renter households in Core Housing Need in 2016, compared to 9%, or 315 owner households.
- Cost of rent has risen noticeably in recent years, reaching \$1,461 in 2020 for the average rental in Sechelt. Single income households, like lone-parent families and non-census families face the greatest affordability gaps, closely followed by couples without children. In 2016, 38% of households in Sechelt were non-census families, 6% were lone-parent households, and 36% were couples without children, meaning that more than three-quarters the population would likely struggle to find affordable rental housing.

- Stakeholders identified a need to continue supporting the development of market rental housing in Sechelt and Gibsons and indicated these are more affordable options for low-income households compared to secondary market units such as secondary suites, which may have higher utility costs.

Special Needs Housing

- Across the Coast, as of March 31, 2020, there were 34 units for persons with disabilities tracked by BC Housing. Stakeholders indicated that waitlists are long for housing supports across all groups, including individuals with physical and mental health challenges.
- Stakeholders indicated that there are limited housing options for people with physical activity limitations or mental health challenges. These individuals face additional barriers when looking for appropriate housing and may be looking to limited primary rental market units for secure housing.
- Community engagement suggests that the numbers of individuals experiencing mental health challenges such as addictions have been increasing across the Coast and that many require housing support.

Housing for Seniors

- The median age in Sechelt was 56.6 in 2016. For comparison, the median for BC was 43.0 years old. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. While adults over 65 comprised 34% of Sechelt's population in 2016, projections suggest they could comprise more than 42% by 2025.
- Across the Coast, there were 348 units for seniors receiving support from BC Housing as of March 31, 2020, including seniors accessing the Shelter Aid for Elderly Renters program to supplement their rent costs. As the population continues to age, there will be increased need for supportive housing and assisted living units, as well as supports to age in place.
- There are few smaller units (i.e., studios to two-bedrooms) to meet the needs of seniors living alone, or couples without children (mainly older couples whose children have left home) who are looking for affordable options in Sechelt. Many of these units are small single-detached homes, which may be challenging for seniors to maintain as they age. As the population continues to age, there will be increased need for affordable smaller units in accessible housing forms. These households are likely to face large affordability gaps in both rental and ownership markets.
- There are currently 104 new units of affordable independent living units being developed for seniors aged 55+ and people with disabilities in Sechelt.

Housing for Families

- Across the Coast, although most housing is in the form of single-family homes, community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms).
- Across the Coast, as of March 31, 2020, there were 98 family households receiving supports from BC Housing.
- Median-earning lone-parent families are likely unable to afford ownership or rental housing at the average 2019 sales price and average 2020 secondary market rental rate in Sechelt; they would need to spend 51% of their monthly income to afford to rent an average secondary suite or apartment but may experience challenges finding a unit that has enough bedrooms to accommodate their child(ren). Median-earning households with children are likely able to afford to purchase or rent a home. Sechelt has more diverse housing stock compared to the electoral areas, which offers more affordable options than single-detached homes for households looking to enter the ownership market or find a unit to rent.



Supports for Individuals Experiencing Homelessness and Housing Insecurity

- Across the Coast, stakeholders indicated that homelessness is on the rise. The most recent homeless count was completed in 2018 and counted 57 individuals experiencing homelessness in Sechelt and Gibsons. Although point-in-time counts provide valuable data and can suggest trends, they are widely understood to underrepresent actual numbers. Anecdotal evidence and past studies indicate that homelessness tends to be more visible (i.e., street homelessness) in the municipalities, while hidden homelessness (i.e., people living in substandard housing or boats, couch surfing, camping, etc.) is more common in the electoral areas.
- Sechelt has the only year-round emergency shelter on the Sunshine Coast, with 20 beds. Stakeholders indicated that emergency housing and support in Sechelt is full with waitlists, especially since the COVID-19 pandemic.
- Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full. There are currently 35 units of women's third stage housing under development in Sechelt.



7.2 Next Steps

Communities across BC have been experiencing increasing affordability pressures for several years now, as escalating housing prices and cost of rent has outpaced increases in household incomes. This Housing Needs Report provides a comprehensive overview of current and anticipated housing pressures on the Coast. It builds on previous work and supports ongoing work by local governments and other stakeholders to be part of the solution. A region-wide approach improves understanding of connections between communities and provides for efficiencies in data collection and solutions identification. It also positions this report to be used as foundational information for future iterations of a possible regional growth strategy and official community plans (OCPs). In addition to considering the results of this report in future plans and policies, there are several ways that the SCRD and municipalities on the Coast can encourage the development of needed housing types. These include:

- Facilitating the development of needed housing types through land use and development policies
- Investing in and incentivizing projects that provide needed housing types
- Regulating, or requiring the development of needed housing types
- Educating, advocating, and raising awareness about the need for and importance of housing for everyone
- Forming, supporting, and participating in partnerships that address housing challenges

With a few exceptions, local governments do not typically develop or operate housing projects and most do not have the resources to be the primary funder. These roles would fall to the non-profits, developers and builders, and senior levels of government.

As a companion to this document, the SCRD, Town of Gibsons, and District of Sechelt engaged Urban Matters to compile a report outlining options and best practices for facilitating, investing / incentivizing, regulating, educating, and partnering to encourage the development of housing types based on the results of this study. This will help the regional district and municipalities in addressing key areas of local need and other housing priorities moving forward.

A region-wide approach improves understanding of connections between communities and provides for efficiencies in data collection and solutions identification.







Appendix A

Glossary

APPENDIX A: GLOSSARY

Adequate Housing Standard: “[Housing] not requiring any major repairs.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Affordable Housing Standard: “[Housing with] shelter costs equal to less than 30% of total before-tax household income.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Census Family: Census families include couples with and without children, and a single parents with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm>

Core Housing Need: “A household is said to be in ‘core housing need’ if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).” Some additional restrictions apply.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Dwelling: A set of living quarters with its own entrance, which can be accessed without passing through another dwelling.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements004-eng.cfm>

Economic Family: A group living together in the same dwelling who are “related to each other by blood, marriage, common-law union, adoption, or a foster relationship.” Economic families could include multigenerational families, siblings living together, etc.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam011-eng.cfm>

Household Income: The sum of incomes for all household members.

Household Maintainer: A person in a household who is responsible for paying the rent, mortgage, taxes, utilities, etc. Where multiple people contribute, there can be more than one maintainer.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage008-eng.cfm>

Headship Rate: The proportion of individuals of a given age group who are primary household maintainers.

Household Type: “The differentiation of households on the basis of whether they are census family households or non-census family households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm>

Income: For the purposes of this report, unless otherwise indicated, income refers to “total income” which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm>

Labour Force: The labour force includes individuals aged 15 and over who are either employed, or actively looking for work. This means that the labour force is the sum of employed and unemployed individuals. Individuals not in the labour force would include those who are retired.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop056-eng.cfm>

Manufactured Home: A structural type classification used by BC Assessment, referring to “any structure, with or without wheels, that is designed to be towed or carried. This includes floating homes anchored or secured for 60 days or more. A manufactured home can provide space for housing, any other type of accommodation, business offices, shelter for equipment, or storage, workshop, repair or manufacturing facilities.”

<https://info.bccassessment.ca/Services-products/property-classes-and-exemptions/assessment-of-manufactured-homes>

Mobile Home: A structural type classification used by Statistics Canada, referring to “a single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation pad and may be covered by a skirt.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements013-eng.cfm>

Movable Dwelling: A structural type classification used by Statistics Canada, which includes mobile homes and other movable dwellings such as houseboats, recreational vehicles, and railroad cars.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements013-eng.cfm>

Non-Family Households: Households which do not include a census family.

Other Family or Other Census Family: When comparing households one way to distinguish between households is by “household family types.” These types will include couples with children, couples without children, lone-parent families, and non-family households; they will also include “other families” which refer to households which include at least one family and additional persons. For example, “other family” could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

Participation Rate: The participation rate is the proportion of all individuals aged 15 and over who are in the labour force.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm>

Primary Household Maintainer: The first (or only) maintainer of a household listed on the census.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm>

Seniors: Individuals aged 65 and over.

Shelter Cost: “Shelter cost’ refers to the average monthly total of all shelter expenses paid by households that own or rent their dwelling. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm>

Subsidized Housing: “‘Subsidized housing’ refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm>

Suitable Housing Standard: “[Housing that] has enough bedrooms for the size and composition of resident households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.

<https://www.bchousing.org/glossary>

Supportive Housing for Seniors: This document defines assisted living and long term or residential care options as supportive housing for seniors.

Transitional Housing: Transitional housing: "A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing."

<https://www.bchousing.org/glossary>



Appendix B

Required Data

Please note, this report combines data from various sources, of various tabulations and datasets. Even when from the same source, such as the Statistics Canada Census or BC Assessment, data values may vary from those included in the body of the report and in other appendix tables. This is because when working with large sets of data, there are various factors like rounding errors, suppression, categorization, tabulations, and date of data compilation, which affect the exact values. Most data here is from custom datasets compiled and published by the Ministry of Municipal Affairs and Housing for the purpose of completing Housing Needs Reports, which differ from Statistics Canada datasets used in the report. Data is intended to be used as a guide for the takeaways presented in the report and to inform future community planning.

Geography: Town of Gibsons

3(1)(a)(i) Total Population in Private Households			
	2006	2011	2016
Population	3,920	4,225	4,405

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(ii),(iii) Average and Median Age in Private Households			
	2006	2011	2016
Average	44.9	46.6	49.6
Median	49	50.3	54.4

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(iv) Age Group Distribution in Private Households						
	2006		2011		2016	
	#	%	#	%	#	%
Total	3,920	100%	4,225	100%	4,400	100%
0 to 14 years	555	14%	545	13%	500	11%
15 to 19 years	235	6%	250	6%	175	4%
20 to 24 years	170	4%	140	3%	230	5%
25 to 64 years	2,115	54%	2,275	54%	2,200	50%
65 to 84 years	760	19%	935	22%	1,150	26%
85 years and over	95	2%	70	2%	140	3%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(v) Private Households			
	2006	2011	2016
Households	1,865	2,015	2,225

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(vi) Average Private Household Size			
	2006	2011	2016
Average household size	2.1	2.1	2.0

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(vii) Private Households by Size						
	2006		2011		2016	
	#	%	#	%	#	%
Total	1,865	100%	2,015	100%	2,225	100%
1-person	645	35%	725	36%	870	39%
2-person	750	40%	790	39%	875	39%
3-person	245	13%	215	11%	235	11%
4-person	150	8%	175	9%	175	8%
5-or-more-person	75	4%	105	5%	70	3%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,865	100%	2,015	100%	2,225	100%
Owner	1,355	73%	1,410	70%	1,590	71%
Renter	510	27%	600	30%	630	28%
Other (Band Housing)	0	0%	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

	2006		2011		2016	
	#	%	#	%	#	%
Renter households	515	100%	605	100%	630	100%
Renter households in subsidized housing	N/A	N/A	65	11%	105	17%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

	2006	2011	2016
Total	3,905	4,150	4,385
Mover	820	750	615
Migrant	515	325	260
Non-migrant	305	430	355
Non-mover	3,085	3,395	3,765

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

	2006	2011	2016
Growth (#)	-	305	180
Percentage Growth (%)	-	7.8%	4.3%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

	2006	2011	2016
Students	0	0	0

Source: Data Set Published by BC Ministry of Advanced Education, Skills and Training

	2018
Individuals experiencing homelessness	57*

*Number includes individuals experiencing homelessness in the Town of Gibsons of District of Sechelt

	2020	2021	2022	2023	2024	2025
Anticipated population	4,845	4,904	4,955	5,008	5,052	5,099

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

	2020	2021	2022	2023	2024	2025
Anticipated growth (#)	-	59	110	163	207	254
Anticipated percentage growth (%)	-	1.2%	2.3%	3.4%	4.3%	5.2%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(c),(d) Anticipated Average and Median Age						
	2020	2021	2022	2023	2024	2025
Anticipated average age	51.9	52.3	52.7	53.1	53.5	53.9
Anticipated median age	56.9	57.5	58	58.5	59.1	59.6

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(e) Anticipated Age Group Distribution												
	2020		2021		2022		2023		2024		2025	
	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total	4,845	100%	4,904	100%	4,955	100%	5,008	100%	5,052	100%	5,099	100%
0 to 14 years	508	10%	510	10%	517	10%	523	10%	518	10%	514	10%
15 to 19 years	159	3%	155	3%	148	3%	135	3%	143	3%	152	3%
20 to 24 years	193	4%	194	4%	191	4%	203	4%	202	4%	199	4%
25 to 64 years	2,198	45%	2,157	44%	2,114	43%	2,081	42%	2,048	41%	2,024	40%
65 to 84 years	1,532	32%	1,623	33%	1,706	34%	1,769	35%	1,826	36%	1,891	37%
85 years and over	255	5%	265	5%	279	6%	297	6%	315	6%	319	6%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(f) Anticipated Households						
	2020	2021	2022	2023	2024	2025
Anticipated households	2,383	2,427	2,466	2,500	2,537	2,580

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(g) Anticipated Average Household Size						
	2020	2021	2022	2023	2024	2025
Anticipated average household size	2.03	2.02	2.01	2.00	1.99	1.98

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

4(a),(b) Average and Median Before-Tax Private Household Income			
	2006	2011	2016
Average	\$68,488	\$71,883	\$73,999
Median	\$55,252	\$58,952	\$58,470

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(c) Before-Tax Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,865	100%	2,010	100%	2,220	100%
\$0-\$4,999	25	1%	75	4%	35	2%
\$5,000-\$9,999	40	2%	30	1%	20	1%
\$10,000-\$14,999	75	4%	45	2%	30	1%
\$15,000-\$19,999	90	5%	60	3%	120	5%
\$20,000-\$24,999	105	6%	160	8%	140	6%
\$25,000-\$29,999	105	6%	90	4%	120	5%
\$30,000-\$34,999	110	6%	65	3%	145	7%
\$35,000-\$39,999	95	5%	90	4%	120	5%
\$40,000-\$44,999	70	4%	120	6%	130	6%
\$45,000-\$49,999	135	7%	115	6%	95	4%
\$50,000-\$59,999	160	9%	220	11%	180	8%
\$60,000-\$69,999	110	6%	110	5%	165	7%
\$70,000-\$79,999	150	8%	190	9%	175	8%
\$80,000-\$89,999	110	6%	60	3%	100	5%
\$90,000-\$99,999	70	4%	90	4%	100	5%
\$100,000-\$124,999	230	12%	175	9%	215	10%
\$125,000-\$149,999	90	5%	130	6%	135	6%
\$150,000-\$199,999	80	4%	135	7%	105	5%
\$200,000 and over	35	2%	45	2%	85	4%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(d) Before-Tax Renter Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	510	100%	605	100%	635	100%
\$0-\$4,999	0	0%	45	7%	0	0%
\$5,000-\$9,999	15	3%	0	0%	15	2%
\$10,000-\$14,999	50	10%	35	6%	20	3%
\$15,000-\$19,999	65	13%	20	3%	75	12%
\$20,000-\$24,999	45	9%	105	17%	45	7%
\$25,000-\$29,999	35	7%	30	5%	50	8%
\$30,000-\$34,999	25	5%	0	0%	60	9%
\$35,000-\$39,999	25	5%	0	0%	55	9%
\$40,000-\$44,999	30	6%	45	7%	40	6%
\$45,000-\$49,999	60	12%	60	10%	40	6%
\$50,000-\$59,999	50	10%	30	5%	50	8%
\$60,000-\$69,999	20	4%	10	2%	35	6%
\$70,000-\$79,999	25	5%	75	12%	35	6%
\$80,000-\$89,999	25	5%	0	0%	25	4%
\$90,000-\$99,999	0	0%	0	0%	15	2%
\$100,000-\$124,999	30	6%	45	7%	45	7%
\$125,000-\$149,999	15	3%	0	0%	15	2%
\$150,000-\$199,999	0	0%	0	0%	10	2%
\$200,000 and over	0	0%	0	0%	10	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(e) Before-Tax Owner Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,355	100%	1,410	100%	1,590	100%
\$0-\$4,999	25	2%	30	2%	30	2%
\$5,000-\$9,999	25	2%	25	2%	0	0%
\$10,000-\$14,999	20	1%	10	1%	10	1%
\$15,000-\$19,999	25	2%	40	3%	45	3%
\$20,000-\$24,999	60	4%	55	4%	95	6%
\$25,000-\$29,999	75	6%	60	4%	75	5%
\$30,000-\$34,999	85	6%	40	3%	85	5%
\$35,000-\$39,999	70	5%	70	5%	65	4%
\$40,000-\$44,999	40	3%	70	5%	90	6%
\$45,000-\$49,999	75	6%	60	4%	55	3%
\$50,000-\$59,999	110	8%	190	13%	135	8%
\$60,000-\$69,999	95	7%	100	7%	135	8%
\$70,000-\$79,999	125	9%	115	8%	140	9%
\$80,000-\$89,999	85	6%	60	4%	70	4%
\$90,000-\$99,999	65	5%	80	6%	85	5%
\$100,000-\$124,999	200	15%	130	9%	175	11%
\$125,000-\$149,999	75	6%	115	8%	120	8%
\$150,000-\$199,999	75	6%	120	9%	95	6%
\$200,000 and over	30	2%	40	3%	75	5%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(f),(g) Average and Median Before-Tax Private Household Income by Tenure

	2006	2011	2016
Average	\$68,488	\$71,883	\$73,999
Owner	\$77,165	\$80,902	\$83,879
Renter	\$45,518	\$50,739	\$49,108
Median	\$55,252	\$58,952	\$58,470
Owner	\$68,307	\$64,079	\$68,822
Renter	\$38,834	\$41,458	\$38,208

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(a) Workers in the Labour Force for Population in Private Households

	2006	2011	2016
Workers in labour force	1,950	2,080	2,215

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(b) Workers by NAICS Sector for Population in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,945	100%	2,080	100%	2,220	100%
All Categories	1,915	98%	2,040	98%	2,185	98%
11 Agriculture, forestry, fishing and hunting	55	3%	35	2%	65	3%
21 Mining, quarrying, and oil and gas extraction	0	0%	0	0%	10	0%
22 Utilities	10	1%	0	0%	10	0%
23 Construction	225	12%	140	7%	130	6%
31-33 Manufacturing	195	10%	205	10%	200	9%
41 Wholesale trade	20	1%	40	2%	40	2%
44-45 Retail trade	220	11%	225	11%	320	14%
48-49 Transportation and warehousing	115	6%	215	10%	175	8%
51 Information and cultural industries	45	2%	60	3%	65	3%
52 Finance and insurance	80	4%	50	2%	40	2%
53 Real estate and rental and leasing	30	2%	30	1%	15	1%
54 Professional, scientific and technical services	190	10%	110	5%	200	9%
55 Management of companies and enterprises	0	0%	0	0%	0	0%
56 Administrative and support, waste management and remediation services	40	2%	65	3%	115	5%
61 Educational services	125	6%	100	5%	165	7%
62 Health care and social assistance	125	6%	340	16%	270	12%
71 Arts, entertainment and recreation	55	3%	55	3%	30	1%
72 Accommodation and food services	130	7%	140	7%	195	9%
81 Other services (except public administration)	140	7%	85	4%	80	4%
91 Public administration	90	5%	120	6%	65	3%
Not Applicable	35	2%	45	2%	30	1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(a) Housing Units for Private Households

	2016
Housing units	2,225

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(b) Housing Units by Structural Type for Private Households

	2016	
	#	%
Total	2,220	100%
Single-detached house	1,225	55%
Apartment in a building that has five or more storeys	0	0%
Other attached dwelling	985	44%
Semi-detached house	150	7%
Row house	285	13%
Apartment or flat in a duplex	110	5%
Apartment in a building that has fewer than five storeys	445	20%
Other single-attached house	0	0%
Movable dwelling	10	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(c) Housing Units by Number of Bedrooms for Private Households

	2016
Total	2,220
No-bedroom	10
1-bedroom	315
2-bedroom	790
3-bedroom	705
4-or-more-bedroom	395

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(d) Housing by Period of Construction for Private Households

	2016	
	#	%
Total	2,220	100%
1960 or earlier	290	13%
1961-1980	620	28%
1981-1990	350	16%
1991-2000	480	22%
2001-2010	360	16%
2011-2016	115	5%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(e) Subsidized Housing Units

	2016
Subsidized housing units	560*

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

*This data is for SCRD as a whole.

6(1)(f)(i) Average and Median Assessed Housing Values

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	\$556,237	\$520,194	\$476,480	\$476,053	\$437,794	\$470,567	\$463,858	\$436,775	\$431,257	\$442,692	\$426,001	\$563,130	\$660,972	\$763,283	\$737,059
Median	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(f)(ii) Average and Median Assessed Housing Values by Structure Type															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type															
Single Family	\$343,356	\$392,985	\$437,121	\$439,783	\$405,581	\$431,233	\$422,765	\$401,683	\$400,282	\$416,900	\$422,268	\$567,496	\$666,589	\$745,416	\$716,103
Dwelling with Suite	\$372,314	\$416,598	\$453,765	\$453,906	\$440,913	\$470,834	\$468,934	\$446,624	\$444,411	\$464,211	\$466,767	\$639,620	\$743,508	\$834,016	\$809,086
Duplex, Triplex, Fourplex, etc.	\$170,148	\$263,137	\$286,562	\$286,562	\$283,375	\$296,732	\$289,646	\$275,404	\$272,167	\$279,569	\$284,178	\$349,407	\$369,265	\$446,760	\$438,154
Row Housing	\$173,672	\$227,431	\$251,795	\$255,911	\$241,661	\$260,112	\$249,852	\$256,259	\$243,761	\$249,217	\$257,069	\$291,708	\$337,312	\$415,353	\$415,426
Apartment	\$192,665	\$231,318	\$252,145	\$249,181	\$229,367	\$255,291	\$232,239	\$238,564	\$231,775	\$198,964	\$204,604	\$254,178	\$332,651	\$404,069	\$391,424
Manufactured Home	\$128,539	\$146,672	\$157,171	\$148,700	\$134,881	\$159,569	\$172,733	\$155,964	\$149,300	\$154,693	\$164,986	\$195,857	\$206,264	\$283,379	\$255,820
Seasonal Dwelling	\$270,529	\$315,943	\$360,446	\$363,423	\$322,900	\$349,779	\$350,657	\$311,669	\$307,117	\$313,925	\$325,400	\$430,509	\$509,670	\$587,240	\$542,310
Other*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$733,000	\$803,000	\$1,024,100	\$968,133
2 Acres or More (Single Family Dwelling, Duplex)	\$522,155	\$636,510	\$682,020	\$682,020	\$608,290	\$635,120	\$644,500	\$623,600	\$589,000	\$605,667	\$637,000	\$781,200	\$855,667	\$962,667	\$977,111
2 Acres or More (Manufactured Home)	N/A														
Median Assessed Value by Structural Type															
Single Family	N/A														
Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment															
Manufactured Home															
Seasonal Dwelling															
Other*															
2 Acres or More (Single Family Dwelling, Duplex)															
2 Acres or More (Manufactured Home)															

Source: BC Assessment

**Other* includes properties subject to section 19(8) of the Assessment Act.

**Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

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6(1)(f)(iii) Average and Median Assessed Housing Values by Number of Bedrooms															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	\$287,860	\$318,646	\$289,278	\$287,617	\$255,212	\$278,040	\$275,924	\$267,165	\$262,723	\$266,117	\$268,532	\$330,441	\$395,178	\$467,806	\$441,148
2-bedroom	\$265,043	\$303,601	\$327,107	\$327,897	\$301,453	\$324,964	\$314,318	\$304,637	\$298,813	\$304,091	\$306,713	\$388,220	\$456,105	\$536,272	\$519,489
3-or-more bedroom	\$844,340	\$734,782	\$632,554	\$631,167	\$582,411	\$624,749	\$620,460	\$576,171	\$570,544	\$588,654	\$552,312	\$748,663	\$876,612	\$1,002,464	\$968,574
Median Assessed Value by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	N/A	N/A	\$289,278	\$287,617	\$255,212	\$278,040	\$275,924	\$267,165	\$262,723	\$266,117	\$268,532	\$330,441	\$395,178	\$467,806	\$441,148
2-bedroom	N/A	N/A	\$327,107	\$327,897	\$301,453	\$324,964	\$314,318	\$304,637	\$298,813	\$304,091	\$306,713	\$388,220	\$456,105	\$536,272	\$519,489
3-or-more bedroom	N/A	N/A	\$632,554	\$631,167	\$582,411	\$624,749	\$620,460	\$576,171	\$570,544	\$588,654	\$552,312	\$748,663	\$876,612	\$1,002,464	\$968,574

Source: BC Assessment

*Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken

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6(1)(g)(i) Average and Median Housing Sale Prices															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	\$269,043	\$302,902	\$339,482	\$355,119	\$310,748	\$340,228	\$374,946	\$373,429	\$372,721	\$383,884	\$375,536	\$436,328	\$519,706	\$602,263	\$573,232
Median	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(g)(ii) Average and Median Housing Sale Prices by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Structure Type															
Single Family	\$320,596	\$355,757	\$387,940	\$420,452	\$404,619	\$419,868	\$449,726	\$423,618	\$443,941	\$447,914	\$464,679	\$528,202	\$654,540	\$708,532	\$673,209
Dwelling with Suite	\$363,500	\$775,000	\$420,000	N/A	\$211,256	\$378,875	\$423,875	\$470,142	\$514,065	\$472,498	\$525,945	\$590,762	\$679,264	\$891,097	\$815,100
Duplex, Triplex, Fourplex, etc.	\$185,850	\$238,082	\$390,561	\$306,000	\$252,333	\$274,320	\$318,000	\$214,500	\$217,736	\$240,341	\$294,762	\$333,215	\$478,000	\$477,298	\$500,333
Row Housing	\$168,246	\$235,896	\$237,548	\$292,292	\$254,191	\$268,637	\$256,875	\$271,347	\$236,559	\$272,413	\$266,929	\$292,057	\$360,570	\$411,179	\$433,142
Apartment	\$173,825	\$228,067	\$239,139	\$263,806	\$196,144	\$230,632	\$267,659	\$247,400	\$226,033	\$202,150	\$226,617	\$265,629	\$339,256	\$453,455	\$350,422
Manufactured Home	\$167,000	\$144,367	\$225,000	\$21,000	N/A	\$217,250	\$3,000	N/A	\$151,233	N/A	N/A	\$326,500	N/A	\$305,000	N/A
Median Sales Price by Structure Type															
Single Family															
Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment															
Manufactured Home															

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(g)(iii) Average and Median Housing Sale Prices by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms															
No-bedroom															
1-bedroom	\$355,600	\$388,563	\$293,568	\$260,225	\$181,456	\$197,400	\$258,273	\$235,728	\$224,508	\$240,836	\$282,367	\$253,475	\$285,933	\$373,876	\$386,415
2-bedroom	\$208,278	\$280,173	\$296,187	\$301,957	\$276,111	\$323,847	\$320,916	\$327,381	\$278,255	\$308,912	\$314,455	\$344,877	\$400,848	\$492,612	\$475,823
3-or-more bedroom	\$287,682	\$306,443	\$375,729	\$408,987	\$368,267	\$379,912	\$439,515	\$433,287	\$451,388	\$458,844	\$433,790	\$541,574	\$663,736	\$744,824	\$675,586
Median Sales Price by Number of Bedrooms															
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more bedroom															

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(h)(i) Average and Median Monthly Rent

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average															
Median															

Source: CMHC Primary Rental Market Survey

6(1)(h)(ii) Average and Median Monthly Rent by Number of Bedrooms		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average																
No-bedroom																
1-bedroom																
2-bedroom																
3-or-more bedrooms																
Median																
No-bedroom																
1-bedroom																
2-bedroom																
3-or-more-bedrooms																

Source: CMHC Primary Rental Market Survey

6(1)(i),(j) Vacancy Rate by Number of Bedrooms		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total													
No-bedroom													
1-bedroom													
2-bedroom													
3-or more bedroom													

Source: CMHC Primary Rental Market Survey

6(1)(k)(i),(ii),(iii) Rental Housing Units by Market		
	Units	Date
Primary rental market	N/A	N/A
Secondary rental market	N/A	N/A
Short-term rental market	83	2020-04-13

Source: CMHC Primary Rental Market Survey, AirDNA

6(1)(l) Units in Housing Cooperatives	
	2020
Units in housing cooperatives	0

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(m)(i) Housing Units Demolished		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Number of units demolished											

6(1)(m)(ii) Housing Units Demolished by Structure Type		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total											
Single-Family											
Two-Family											
Multi-Family											

6(1)(m)(iii) Housing Units Demolished by Tenure		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total											
Owner											
Renter											
Other (Band Housing)											

6(1)(m)(iv) Housing Units Demolished by Number of Bedrooms

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	N/A									
No-bedroom										
1-bedroom										
2-bedroom										
3-or-more bedrooms										

6(1)(n)(i) Housing Units Substantially Completed

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing units completed	N/A	N/A	N/A	N/A	N/A	31	63	51	53	41

Source: Town of Gibsons, Building Permits

6(1)(n)(ii) Housing Units Substantially Completed by Structure Type

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	N/A					31	63	51	53	41
Single-Family						22	49	39	50	35
Two-Family						3	12	5	0	0
Multi-Family						5	2	7	3	6

Source: Town of Gibsons, Building Permits

6(1)(n)(iii) Housing Units Substantially Completed by Tenure

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	N/A									
Owner										
Renter										
Other (Band Housing)										

6(1)(n)(iv) Housing Units Substantially Completed by Number of Bedrooms

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	N/A									
No-bedroom										
1-bedroom										
2-bedroom										
3-bedroom										

6(1)(o) Number of Beds Provided for Students by Post-Secondary Institutions in the Area

	2020
Number of beds	0

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(p) Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness

	2020
Beds for individuals experiencing homelessness	8-10*
Beds for individuals at risk of experiencing homelessness	73**

Source: BC Housing / Town of Gibsons

*Available on a seasonal basis

**All emergency shelter units in the whole SCRD, including shelter beds for individuals experiencing homelessness.

6(3)(a) New Homes Registered*			
	2016	2017	2018
New homes registered	220	274	210

Source: BC Housing

*This data is for SCRD as a whole.

6(3)(b) New Homes Registered by Structure Type*			
	2016	2017	2018
Total	220	274	210
Single-detached house	213	171	201
Multi-family unit	7	100	9
Purpose-built rental	0	3	0

Source: BC Housing

*This data is for SCRD as a whole.

6(3)(c) New Purpose-Built Rental Homes Registered*			
	2016	2017	2018
New purpose-built rental homes registered	0	3	0

Source: BC Housing

*This data is for SCRD as a whole.

7(a)(i),(ii) Unaffordable Housing by Tenure for Private Households									
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	1,800	100%	100%	1,900	100%	100%	2,155	100%	100%
Owner	1,310	73%	100%	1,370	72%	100%	1,545	72%	100%
Renter	490	27%	100%	535	28%	100%	610	28%	100%
Total households in unaffordable housing	460	26%	26%	535	28%	28%	535	25%	25%
Owner	245	14%	19%	310	16%	23%	250	12%	16%
Renter	220	12%	45%	220	12%	41%	290	13%	48%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(iii),(iv) Inadequate Housing by Tenure for Private Households									
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	1,800	100%	100%	1,900	100%	100%	2,155	100%	100%
Owner	1,310	73%	100%	1,370	72%	100%	1,545	72%	100%
Renter	490	27%	100%	535	28%	100%	610	28%	100%
Total households in inadequate housing	135	8%	8%	165	9%	9%	105	5%	5%
Owner	95	5%	7%	100	5%	7%	65	3%	4%
Renter	40	2%	8%	60	3%	11%	40	2%	7%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(v),(vi) Unsuitable Housing by Tenure for Private Households									
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	1,800	100%	100%	1,900	100%	100%	2,155	100%	100%
Owner	1,310	73%	100%	1,370	72%	100%	1,545	72%	100%
Renter	490	27%	100%	535	28%	100%	610	28%	100%
Total households in unsuitable housing	70	4%	4%	90	5%	5%	65	3%	3%
Owner	10	1%	1%	45	2%	3%	20	1%	1%
Renter	65	4%	13%	50	3%	9%	50	2%	8%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(b),(c) Unemployment and Participation Rates for Population in Private Households

	2016
Unemployment rate	5.9%
Participation rate	56.9%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(d),(e),(f),(g) Commute to Work for Population in Private Households

	2016	
	#	%
Total	1,450	100%
Commute within CSD	775	53%
Commute to different CSD within CD	495	34%
Commute to different CD within BC	175	12%
Commute to different province	10	1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(i),(ii) Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	1,805	100%	100%	1,900	100%	100%	2,155	100%	100%
Owner	1,310	73%	100%	1,365	72%	100%	1,545	72%	100%
Renter	490	27%	100%	530	28%	100%	605	28%	100%
Total in core housing need	230	13%	13%	305	16%	16%	265	12%	12%
Owner	55	3%	4%	110	6%	8%	75	3%	5%
Renter	180	10%	37%	195	10%	37%	190	9%	31%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(iii),(iv) Extreme Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	1,805	100%	100%	1,900	100%	100%	2,155	100%	100%
Owner	1,310	73%	100%	1,365	72%	100%	1,545	72%	100%
Renter	490	27%	100%	530	28%	100%	605	28%	100%
Total in extreme core housing need	125	7%	7%	115	6%	6%	130	6%	6%
Owner	40	2%	3%	30	2%	2%	35	2%	2%
Renter	90	5%	18%	85	4%	16%	95	4%	16%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Geography: District of Sechelt

3(1)(a)(i) Total Population in Private Households			
	2006	2011	2016
Population	8,255	9,110	10,005

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(ii),(iii) Average and Median Age in Private Households			
	2006	2011	2016
Average	46.5	48.8	50.6
Median	50.1	53.4	56.1

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(iv) Age Group Distribution in Private Households						
	2006		2011		2016	
	#	%	#	%	#	%
Total	8,260	100%	9,105	100%	10,005	100%
0 to 14 years	1,070	13%	1,110	12%	1,155	12%
15 to 19 years	510	6%	470	5%	435	4%
20 to 24 years	290	4%	335	4%	300	3%
25 to 64 years	4,365	53%	4,635	51%	4,795	48%
65 to 84 years	1,760	21%	2,285	25%	2,880	29%
85 years and over	260	3%	270	3%	430	4%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(v) Private Households			
	2006	2011	2016
Households	3,865	4,295	4,855

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(vi) Average Private Household Size			
	2006	2011	2016
Average household size	2.1	2.1	2.1

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(vii) Private Households by Size						
	2006		2011		2016	
	#	%	#	%	#	%
Total	3,865	100%	4,295	100%	4,855	100%
1-person	1,255	32%	1,375	32%	1,665	34%
2-person	1,605	42%	1,835	43%	2,080	43%
3-person	465	12%	495	12%	550	11%
4-person	340	9%	435	10%	385	8%
5-or-more-person	195	5%	160	4%	180	4%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(viii) Private Households by Tenure						
	2006		2011		2016	
	#	%	#	%	#	%
Total	3,865	100%	4,295	100%	4,855	100%
Owner	3,090	80%	3,555	83%	3,715	77%
Renter	770	20%	740	17%	1,140	23%
Other (Band Housing)	0	0%	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(ix) Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)

	2006		2011		2016	
	#	%	#	%	#	%
Renter households	775	100%	745	100%	1,140	100%
Renter households in subsidized housing	N/A	N/A	120	16%	175	15%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(x) Mobility Status of Population in Private Households

	2006	2011	2016
Total	8,205	9,035	9,900
Mover	1,245	1,140	1,715
Migrant	635	520	850
Non-migrant	610	615	865
Non-mover	6,965	7,900	8,190

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(b) Population Growth in Private Households (period between indicated census and census preceding it)

	2006	2011	2016
Growth (#)	-	855	895
Percentage Growth (%)	-	10.4%	9.8%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(c) Number of Students Enrolled in Post-Secondary Institutions Located in the Area

	2006	2011	2016
Students	0	0	0

Source: Data Set Published by BC Ministry of Advanced Education, Skills and Training

3(1)(d) Number of Individuals Experiencing Homelessness

	2018
Individuals experiencing homelessness	57*

*Number includes individuals experiencing homelessness in the Town of Gibsons of District of Sechelt

3(2)(a) Anticipated Population

	2020	2021	2022	2023	2024	2025
Anticipated population	10,594	10,664	10,741	10,804	10,874	10,934

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(b) Anticipated Population Growth (from 2020 to indicated period)

	2020	2021	2022	2023	2024	2025
Anticipated growth (#)	-	70	147	210	280	340
Anticipated percentage growth (%)	-	0.7%	1.4%	2.0%	2.6%	3.2%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(c),(d) Anticipated Average and Median Age

	2020	2021	2022	2023	2024	2025
Anticipated average age	52.3	52.5	52.7	53.0	53.2	53.4
Anticipated median age	58.2	58.6	59.0	59.4	59.8	60.0

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(e) Anticipated Age Group Distribution

	2020		2021		2022		2023		2024		2025	
	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total	10,594	100%	10,664	100%	10,741	100%	10,804	100%	10,874	100%	10,934	100%
0 to 14 years	1,167	11%	1,169	11%	1,191	11%	1,200	11%	1,197	11%	1,191	11%
15 to 19 years	372	4%	368	3%	356	3%	335	3%	350	3%	367	3%
20 to 24 years	280	3%	282	3%	279	3%	296	3%	295	3%	290	3%
25 to 64 years	4,771	45%	4,700	44%	4,631	43%	4,575	42%	4,526	42%	4,488	41%
65 to 84 years	3,497	33%	3,626	34%	3,750	35%	3,842	36%	3,922	36%	4,010	37%
85 years and over	507	5%	519	5%	534	5%	556	5%	584	5%	588	5%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(f) Anticipated Households

	2020	2021	2022	2023	2024	2025
Anticipated households	5,134	5,185	5,229	5,276	5,309	5,357

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(g) Anticipated Average Household Size

	2020	2021	2022	2023	2024	2025
Anticipated average household size	2.06	2.06	2.05	2.05	2.05	2.04

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

4(a),(b) Average and Median Before-Tax Private Household Income

	2006	2011	2016
Average	\$66,827	\$80,874	\$73,642
Median	\$52,447	\$61,949	\$58,609

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(c) Before-Tax Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	3,865	100%	4,295	100%	4,855	100%
\$0-\$4,999	90	2%	115	3%	90	2%
\$5,000-\$9,999	75	2%	15	0%	60	1%
\$10,000-\$14,999	85	2%	105	2%	120	2%
\$15,000-\$19,999	235	6%	170	4%	235	5%
\$20,000-\$24,999	300	8%	215	5%	335	7%
\$25,000-\$29,999	195	5%	190	4%	235	5%
\$30,000-\$34,999	255	7%	185	4%	240	5%
\$35,000-\$39,999	175	5%	260	6%	210	4%
\$40,000-\$44,999	265	7%	260	6%	205	4%
\$45,000-\$49,999	165	4%	200	5%	285	6%
\$50,000-\$59,999	375	10%	350	8%	465	10%
\$60,000-\$69,999	300	8%	390	9%	325	7%
\$70,000-\$79,999	270	7%	275	6%	350	7%
\$80,000-\$89,999	190	5%	195	5%	285	6%
\$90,000-\$99,999	180	5%	345	8%	245	5%
\$100,000-\$124,999	295	8%	365	8%	430	9%
\$125,000-\$149,999	140	4%	245	6%	325	7%
\$150,000-\$199,999	175	5%	245	6%	265	5%
\$200,000 and over	95	2%	165	4%	140	3%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(d) Before-Tax Renter Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	775	100%	740	100%	1,140	100%
\$0-\$4,999	55	7%	25	3%	40	4%
\$5,000-\$9,999	40	5%	0	0%	25	2%
\$10,000-\$14,999	45	6%	70	9%	75	7%
\$15,000-\$19,999	70	9%	80	11%	115	10%
\$20,000-\$24,999	70	9%	80	11%	155	14%
\$25,000-\$29,999	70	9%	10	1%	100	9%
\$30,000-\$34,999	85	11%	0	0%	65	6%
\$35,000-\$39,999	40	5%	65	9%	80	7%
\$40,000-\$44,999	55	7%	10	1%	45	4%
\$45,000-\$49,999	30	4%	55	7%	50	4%
\$50,000-\$59,999	100	13%	70	9%	110	10%
\$60,000-\$69,999	20	3%	50	7%	35	3%
\$70,000-\$79,999	30	4%	60	8%	65	6%
\$80,000-\$89,999	10	1%	0	0%	35	3%
\$90,000-\$99,999	10	1%	35	5%	35	3%
\$100,000-\$124,999	15	2%	75	10%	45	4%
\$125,000-\$149,999	20	3%	0	0%	30	3%
\$150,000-\$199,999	10	1%	0	0%	20	2%
\$200,000 and over	15	2%	0	0%	10	1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(e) Before-Tax Owner Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	3,090	100%	3,555	100%	3,715	100%
\$0-\$4,999	35	1%	90	3%	50	1%
\$5,000-\$9,999	45	1%	15	0%	30	1%
\$10,000-\$14,999	45	1%	40	1%	40	1%
\$15,000-\$19,999	165	5%	90	3%	120	3%
\$20,000-\$24,999	230	7%	130	4%	185	5%
\$25,000-\$29,999	130	4%	180	5%	135	4%
\$30,000-\$34,999	165	5%	175	5%	175	5%
\$35,000-\$39,999	140	5%	200	6%	135	4%
\$40,000-\$44,999	210	7%	250	7%	160	4%
\$45,000-\$49,999	140	5%	145	4%	240	6%
\$50,000-\$59,999	280	9%	280	8%	355	10%
\$60,000-\$69,999	275	9%	340	10%	285	8%
\$70,000-\$79,999	235	8%	210	6%	285	8%
\$80,000-\$89,999	180	6%	180	5%	250	7%
\$90,000-\$99,999	175	6%	310	9%	215	6%
\$100,000-\$124,999	275	9%	290	8%	390	10%
\$125,000-\$149,999	120	4%	230	6%	295	8%
\$150,000-\$199,999	175	6%	235	7%	245	7%
\$200,000 and over	80	3%	160	5%	130	3%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(f),(g) Average and Median Before-Tax Private Household Income by Tenure

	2006	2011	2016
Average	\$66,827	\$80,874	\$73,642
Owner	\$72,635	\$86,875	\$81,959
Renter	\$43,618	\$52,092	\$46,530
Median	\$52,447	\$61,949	\$58,609
Owner	\$59,338	\$65,086	\$67,573
Renter	\$31,447	\$46,714	\$34,566

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(a) Workers in the Labour Force for Population in Private Households

	2006	2011	2016
Workers in labour force	3,945	4,690	4,575

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(b) Workers by NAICS Sector for Population in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	3,945	100%	4,690	100%	4,575	100%
All Categories	3,915	99%	4,595	98%	4,480	98%
11 Agriculture, forestry, fishing and hunting	160	4%	120	3%	145	3%
21 Mining, quarrying, and oil and gas extraction	80	2%	65	1%	35	1%
22 Utilities	40	1%	0	0%	25	1%
23 Construction	430	11%	475	10%	425	9%
31-33 Manufacturing	245	6%	275	6%	220	5%
41 Wholesale trade	45	1%	100	2%	95	2%
44-45 Retail trade	595	15%	730	16%	625	14%
48-49 Transportation and warehousing	115	3%	165	4%	185	4%
51 Information and cultural industries	110	3%	120	3%	105	2%
52 Finance and insurance	130	3%	100	2%	155	3%
53 Real estate and rental and leasing	120	3%	110	2%	100	2%
54 Professional, scientific and technical services	180	5%	275	6%	350	8%
55 Management of companies and enterprises	10	0%	0	0%	0	0%
56 Administrative and support, waste management and remediation services	185	5%	255	5%	265	6%
61 Educational services	250	6%	250	5%	260	6%
62 Health care and social assistance	470	12%	635	14%	525	11%
71 Arts, entertainment and recreation	110	3%	160	3%	120	3%
72 Accommodation and food services	235	6%	380	8%	340	7%
81 Other services (except public administration)	235	6%	105	2%	255	6%
91 Public administration	170	4%	245	5%	235	5%
Not Applicable	30	1%	95	2%	90	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(a) Housing Units for Private Households

	2016
Housing units	4,855

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(b) Housing Units by Structural Type for Private Households

	2016	
	#	%
Total	4,855	100%
Single-detached house	3,625	75%
Apartment in a building that has five or more storeys	110	2%
Other attached dwelling	885	18%
Semi-detached house	55	1%
Row house	265	5%
Apartment or flat in a duplex	160	3%
Apartment in a building that has fewer than five storeys	410	8%
Other single-attached house	0	0%
Movable dwelling	240	5%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(c) Housing Units by Number of Bedrooms for Private Households

	2016
Total	4,855
No-bedroom	10
1-bedroom	530
2-bedroom	1,370
3-bedroom	1,835
4-or-more-bedroom	1,120

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(d) Housing by Period of Construction for Private Households

	2016	
	#	%
Total	4,855	100%
1960 or earlier	305	6%
1961-1980	1,145	24%
1981-1990	810	17%
1991-2000	1,130	23%
2001-2010	1,045	22%
2011-2016	425	9%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(e) Subsidized Housing Units

	2016
Subsidized housing units	560*

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

*This data is for SCR D as a whole.

6(1)(f)(i) Average and Median Assessed Housing Values

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	\$323,170	\$373,006	\$404,607	\$408,334	\$409,508	\$414,339	\$399,661	\$391,152	\$381,085	\$381,013	\$405,080	\$508,557	\$597,636	\$663,705	\$630,900
Median	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(f)(ii)

Average and Median Assessed Housing Values by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Structure Type															
Single Family	\$339,329	\$393,432	\$428,553	\$431,606	\$433,303	\$439,659	\$422,757	\$412,791	\$401,517	\$400,196	\$427,171	\$541,004	\$636,169	\$717,526	\$664,675
Dwelling with Suite	\$254,843	\$471,874	\$516,000	\$515,457	\$520,105	\$509,439	\$453,734	\$446,990	\$433,122	\$429,060	\$455,584	\$580,687	\$681,033	\$783,039	\$698,742
Duplex, Triplex, Fourplex, etc.	\$293,725	\$413,900	\$428,550	\$181,640	\$196,960	\$214,360	\$324,000	\$331,250	\$284,778	\$308,111	\$354,111	\$421,000	\$483,778	\$414,652	\$320,838
Row Housing	\$167,814	\$210,135	\$235,173	\$329,201	\$269,514	\$268,680	\$259,983	\$259,538	\$253,391	\$236,256	\$303,986	\$351,701	\$406,748	\$469,776	\$512,749
Apartment	\$202,692	\$241,683	\$268,765	\$259,485	\$273,447	\$272,851	\$250,673	\$252,879	\$291,516	\$323,429	\$302,636	\$344,640	\$435,533	\$471,671	\$483,414
Manufactured Home	\$99,783	\$118,984	\$131,184	\$144,233	\$133,206	\$130,008	\$132,461	\$122,491	\$121,756	\$121,916	\$127,749	\$161,536	\$165,300	\$216,315	\$217,872
Seasonal Dwelling	\$364,407	\$436,695	\$494,706	\$490,132	\$479,291	\$464,292	\$420,037	\$418,857	\$423,187	\$424,091	\$488,771	\$591,933	\$660,738	\$733,411	\$709,974
Other*	\$352,000	\$401,000	\$438,500	\$438,500	\$378,450	\$416,800	\$416,800	\$372,475	\$418,380	\$436,217	\$432,857	\$631,171	\$822,186	\$960,360	\$1,035,400
2 Acres or More (Single Family Dwelling, Duplex)	\$590,243	\$739,741	\$699,223	\$703,976	\$728,426	\$745,116	\$711,537	\$688,745	\$666,323	\$660,624	\$721,824	\$938,697	\$1,058,015	\$1,147,647	\$1,084,891
2 Acres or More (Manufactured Home)	\$1,035,500	\$1,139,275	\$1,250,350	\$1,319,240	\$793,350	\$829,292	\$881,100	\$878,988	\$849,613	\$741,289	\$914,425	\$1,097,425	\$1,420,300	\$1,441,588	\$1,578,171
Median Assessed Value by Structure Type															
Single Family															
Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment															
Manufactured Home															
Seasonal Dwelling															
Other*															
2 Acres or More (Single Family Dwelling, Duplex)															
2 Acres or More (Manufactured Home)															

Source: BC Assessment

*"Other" includes properties subject to section 19(8) of the Assessment Act.

**Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

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6(1)(f)(iii)

Average and Median Assessed Housing Values by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms															
No-bedroom															
1-bedroom	\$320,709	\$358,650	\$379,677	\$391,598	\$363,034	\$360,285	\$333,552	\$322,720	\$315,314	\$314,322	\$313,030	\$373,292	\$447,669	\$503,073	\$486,871
2-bedroom	\$277,073	\$305,544	\$337,191	\$338,543	\$337,747	\$340,767	\$324,173	\$321,096	\$315,505	\$317,518	\$333,636	\$412,091	\$485,468	\$548,434	\$524,734
3-or-more bedroom	\$340,968	\$404,748	\$439,192	\$442,614	\$446,378	\$452,026	\$438,237	\$426,517	\$415,394	\$414,693	\$445,299	\$563,959	\$661,016	\$735,139	\$687,516
Median Assessed Value by Number of Bedrooms															
No-bedroom															
1-bedroom	N/A	N/A	\$379,677	\$391,598	\$363,034	\$360,285	\$333,552	\$322,720	\$315,314	\$314,322	\$313,030	\$373,292	\$447,669	\$503,073	\$486,871
2-bedroom	N/A	N/A	\$337,191	\$338,543	\$337,747	\$340,767	\$324,173	\$321,096	\$315,505	\$317,518	\$333,636	\$412,091	\$485,468	\$548,434	\$524,734
3-or-more bedroom	\$352,000	\$401,000	\$439,192	\$442,614	\$446,378	\$452,026	\$438,237	\$426,517	\$415,394	\$414,693	\$445,299	\$563,959	\$661,016	\$735,139	\$687,516

Source: BC Assessment

*Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken

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6(1)(g)(i)

Average and Median Housing Sale Prices

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	\$291,717	\$339,973	\$368,363	\$391,182	\$382,411	\$367,883	\$394,438	\$389,713	\$367,276	\$393,925	\$392,629	\$481,508	\$583,192	\$593,938	\$605,661
Median	N/A														

Source: BC Assessment

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6(1)(g)(ii)

Average and Median Housing Sale Prices by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Structure Type															
Single Family	\$318,680	\$380,570	\$397,194	\$435,741	\$408,447	\$407,893	\$416,836	\$414,900	\$382,461	\$414,327	\$420,635	\$515,059	\$617,628	\$696,229	\$688,120
Dwelling with Suite	N/A	\$299,900	\$583,000	\$490,000	\$593,745	\$337,125	\$367,543	\$507,211	\$348,688	\$426,165	\$478,424	\$549,455	\$673,743	\$781,671	\$714,680
Duplex, Triplex, Fourplex, etc.	N/A	N/A	\$232,000	\$268,410	N/A	N/A	\$261,500	N/A	N/A	N/A	\$245,000	N/A	\$453,000	\$474,968	\$389,000
Row Housing	\$180,125	\$227,063	\$219,750	\$428,983	\$420,337	\$330,656	\$260,151	\$357,286	\$260,232	\$243,554	\$329,309	\$342,204	\$421,658	\$487,896	\$496,801
Apartment	\$189,481	\$227,813	\$254,517	\$262,937	\$260,488	\$308,130	\$331,462	\$256,827	\$408,528	\$461,033	\$334,997	\$328,066	\$479,956	\$489,741	\$506,754
Manufactured Home	\$84,124	\$123,515	\$112,550	\$110,293	\$88,271	\$117,618	\$106,067	\$116,014	\$103,890	\$104,765	\$88,805	\$160,878	\$168,267	\$217,776	\$228,660
Median Sales Price by Structure Type															
Single Family	N/A														
Dwelling with Suite	N/A														
Duplex, Triplex, Fourplex, etc.	N/A														
Row Housing	N/A														
Apartment	N/A														
Manufactured Home	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

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6(1)(g)(iii)

Average and Median Housing Sale Prices by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	\$351,930	\$356,333	\$288,292	\$474,417	\$290,352	\$306,234	\$287,950	\$297,571	\$307,588	\$297,126	\$272,820	\$321,216	\$368,679	\$385,773	\$530,893
2-bedroom	\$231,289	\$276,775	\$313,614	\$337,574	\$322,602	\$277,162	\$373,531	\$299,313	\$337,266	\$364,167	\$326,451	\$369,569	\$512,156	\$479,479	\$463,076
3-or-more bedroom	\$315,024	\$364,846	\$401,719	\$411,745	\$417,068	\$414,329	\$409,770	\$434,166	\$389,979	\$428,380	\$442,072	\$553,258	\$641,044	\$683,377	\$669,104
Median Sales Price by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	N/A														
2-bedroom	N/A														
3-or-more bedroom	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(h)(i)

Average and Median Monthly Rent

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	N/A														
Median	N/A														

Source: CMHC Primary Rental Market Survey

6(1)(h)(ii) Average and Median Monthly Rent by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average															
No-bedroom															
1-bedroom								N/A							
2-bedroom															
3-or-more bedrooms															
Median															
No-bedroom															
1-bedroom								N/A							
2-bedroom															
3-or-more-bedrooms															

Source: CMHC Primary Rental Market Survey

6(1)(i),(j) Vacancy Rate by Number of Bedrooms

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total												55
No-bedroom												2
1-bedroom						N/A						23
2-bedroom												29
3-or more bedroom												1

Source: CMHC Primary Rental Market Survey

6(1)(k)(i),(ii),(iii) Rental Housing Units by Market

	Units	Date
Primary rental market	51	2019
Secondary rental market	N/A	N/A
Short-term rental market	194	2020-04-13

Source: CMHC Primary Rental Market Survey, AirDNA

6(1)(l) Units in Housing Cooperatives

	2019
Units in housing cooperatives	0

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(m)(i) Housing Units Demolished

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Number of units demolished										N/A

6(1)(m)(ii) Housing Units Demolished by Structure Type

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total										
Single-Family										
Two-Family										
Multi-Family										N/A

6(1)(m)(iii) Housing Units Demolished by Tenure

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total										
Owner										
Renter										
Other (Band Housing)										N/A

6(1)(m)(iv) Housing Units Demolished by Number of Bedrooms

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	N/A									
No-bedroom										
1-bedroom										
2-bedroom										
3-or-more bedrooms										

6(1)(n)(i) Housing Units Substantially Completed

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing units completed	N/A					57	81	135	75	78

Source: District of Sechelt, Building Permits

6(1)(n)(ii) Housing Units Substantially Completed by Structure Type

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	N/A					57	81	135	75	78
Single-Family						55	77	50	69	38
Two-Family						2	0	0	0	0
Multi-Family						0	5	85	6	40

Source: District of Sechelt, Building Permits

6(1)(n)(iii) Housing Units Substantially Completed by Tenure

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	N/A									
Owner										
Renter										
Other (Band Housing)										

6(1)(n)(iv) Housing Units Substantially Completed by Number of Bedrooms

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	N/A									
No-bedroom										
1-bedroom										
2-bedroom										
3-bedroom										

6(1)(o) Number of Beds Provided for Students by Post-Secondary Institutions in the Area

	2020
Number of beds	0

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(p) Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness

	2020
Beds for individuals experiencing homelessness	20
Beds for individuals at risk of experiencing homelessness	73*

Source: BC Housing / District of Sechelt

*All emergency shelter units in the whole SCRD, including shelter beds for individuals experiencing homelessness

6(3)(a) New Homes Registered

	2016	2017	2018
New homes registered	220	274	210

Source: BC Housing

*This data is for SCRD as a whole.

6(3)(b) New Homes Registered by Structure Type*

	2016	2017	2018
Total	220	274	210
Single-detached house	213	171	201
Multi-family unit	7	100	9
Purpose-built rental	0	3	0

Source: BC Housing

*This data is for SCRD as a whole.

6(3)(c) New Purpose-Built Rental Homes Registered

	2016	2017	2018
New purpose-built rental homes registered	0	3	0

Source: BC Housing

*This data is for SCRD as a whole.

7(a)(i),(ii) Unaffordable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	3,675	100%	100%	4,045	100%	100%	4,595	100%	100%
Owner	2,965	81%	100%	3,360	83%	100%	3,545	77%	100%
Renter	710	19%	100%	685	17%	100%	1,045	23%	100%
Total households in unaffordable housing	860	23%	23%	925	23%	23%	1,100	24%	24%
Owner	575	16%	19%	595	15%	18%	580	13%	16%
Renter	285	8%	40%	330	8%	48%	525	11%	50%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(iii),(iv) Inadequate Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	3,675	100%	100%	4,045	100%	100%	4,595	100%	100%
Owner	2,965	81%	100%	3,360	83%	100%	3,545	77%	100%
Renter	710	19%	100%	685	17%	100%	1,045	23%	100%
Total households in inadequate housing	245	7%	7%	155	4%	4%	185	4%	4%
Owner	155	4%	5%	85	2%	3%	120	3%	3%
Renter	95	3%	13%	75	2%	11%	65	1%	6%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(v),(vi) Unsuitable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	3,675	100%	100%	4,045	100%	100%	4,595	100%	100%
Owner	2,965	81%	100%	3,360	83%	100%	3,545	77%	100%
Renter	710	19%	100%	685	17%	100%	1,045	23%	100%
Total households in unsuitable housing	115	3%	3%	70	2%	2%	100	2%	2%
Owner	55	1%	2%	20	0%	1%	50	1%	1%
Renter	60	2%	8%	55	1%	8%	50	1%	5%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(b),(c) Unemployment and Participation Rates for Population in Private Households

	2016
Unemployment rate	7.5%
Participation rate	51.7%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(d),(e),(f),(g) Commute to Work for Population in Private Households

	2016	
	#	%
Total	2,875	100%
Commute within CSD	2,015	70%
Commute to different CSD within CD	620	22%
Commute to different CD within BC	235	8%
Commute to different province	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(i),(ii) Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	3,675	100%	100%	4,050	100%	100%	4,590	100%	100%
Owner	2,965	81%	100%	3,360	83%	100%	3,550	77%	100%
Renter	710	19%	100%	690	17%	100%	1,045	23%	100%
Total in core housing need	440	12%	12%	440	11%	11%	815	18%	18%
Owner	215	6%	7%	200	5%	6%	315	7%	9%
Renter	230	6%	32%	240	6%	35%	500	11%	48%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(iii),(iv) Extreme Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	3,675	100%	100%	4,050	100%	100%	4,590	100%	100%
Owner	2,965	81%	100%	3,360	83%	100%	3,550	77%	100%
Renter	710	19%	100%	690	17%	100%	1,045	23%	100%
Total in extreme core housing need	160	4%	4%	175	4%	4%	345	8%	8%
Owner	80	2%	3%	100	2%	3%	110	2%	3%
Renter	75	2%	11%	70	2%	10%	225	5%	22%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Geography: Electoral Area A

3(1)(a)(i) Total Population in Private Households			
	2006	2011	2016
Population	2,575	2,780	2,565

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(ii),(iii) Average and Median Age in Private Households			
	2006	2011	2016
Average	49.3	53.2	56
Median	54.8	58	61.6

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(iv) Age Group Distribution in Private Households						
	2006		2011		2016	
	#	%	#	%	#	%
Total	2,580	100%	2,780	100%	2,560	100%
0 to 14 years	265	10%	270	10%	170	7%
15 to 19 years	125	5%	120	4%	50	2%
20 to 24 years	75	3%	20	1%	65	3%
25 to 64 years	1,480	57%	1,460	53%	1,245	49%
65 to 84 years	615	24%	855	31%	980	38%
85 years and over	20	1%	70	3%	55	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(v) Private Households			
	2006	2011	2016
Households	1,240	1,415	1,380

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(vi) Average Private Household Size			
	2006	2011	2016
Average household size	2.1	2	1.9

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(vii) Private Households by Size						
	2006		2011		2016	
	#	%	#	%	#	%
Total	1,240	100%	1,415	100%	1,380	100%
1-person	365	29%	410	29%	505	37%
2-person	615	50%	790	56%	690	50%
3-person	125	10%	90	6%	105	8%
4-person	85	7%	110	8%	45	3%
5-or-more-person	50	4%	0	0%	30	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(viii) Private Households by Tenure						
	2006		2011		2016	
	#	%	#	%	#	%
Total	1,240	100%	1,415	100%	1,380	100%
Owner	1,055	85%	1,210	86%	1,150	83%
Renter	185	15%	200	14%	230	17%
Other (Band Housing)	0	0%	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(ix) Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)

	2006		2011		2016	
	#	%	#	%	#	%
Renter households	185	100%	200	100%	230	100%
Renter households in subsidized housing	N/A	N/A	0	0%	10	4%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(x) Mobility Status of Population in Private Households

	2006	2011	2016
Total	2,565	2,750	2,550
Mover	235	305	290
Migrant	145	235	180
Non-migrant	85	75	110
Non-mover	2,330	2,445	2,260

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(b) Population Growth in Private Households (period between indicated census and census preceding it)

	2006	2011	2016
Growth (#)	-	205	-215
Percentage Growth (%)	-	8.0%	-7.7%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(c) Number of Students Enrolled in Post-Secondary Institutions Located in the Area

	2006	2011	2016
Students	0	0	0

Source: Data Set Published by BC Ministry of Advanced Education, Skills and Training

3(1)(d) Number of Individuals Experiencing Homelessness

	2020
Individuals experiencing homelessness	N/A

3(2)(a) Anticipated Population

	2020	2021	2022	2023	2024	2025
Anticipated population	2,647	2,652	2,656	2,662	2,666	2,670

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(b) Anticipated Population Growth (from 2020 to indicated period)

	2020	2021	2022	2023	2024	2025
Anticipated growth (#)	-	5	9	15	19	23
Anticipated percentage growth (%)	-	0.2%	0.3%	0.6%	0.7%	0.9%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(c),(d) Anticipated Average and Median Age

	2020	2021	2022	2023	2024	2025
Anticipated average age	55.6	55.7	55.8	55.9	56.0	56.0
Anticipated median age	60.7	60.7	60.8	60.8	60.9	60.9

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(e) Anticipated Age Group Distribution

	2020		2021		2022		2023		2024		2025	
	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total	2,647	100%	2,652	100%	2,656	100%	2,662	100%	2,666	100%	2,670	100%
0 to 14 years	162	6%	160	6%	157	6%	156	6%	154	6%	152	6%
15 to 19 years	71	3%	70	3%	69	3%	68	3%	67	3%	66	2%
20 to 24 years	66	2%	66	2%	67	3%	67	3%	67	3%	67	3%
25 to 64 years	1,354	51%	1,356	51%	1,357	51%	1,360	51%	1,362	51%	1,364	51%
65 to 84 years	921	35%	926	35%	931	35%	936	35%	940	35%	944	35%
85 years and over	73	3%	74	3%	75	3%	75	3%	76	3%	77	3%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(f) Anticipated Households

	2020	2021	2022	2023	2024	2025
Anticipated households	1,402	1,407	1,411	1,415	1,419	1,423

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(g) Anticipated Average Household Size

	2020	2021	2022	2023	2024	2025
Anticipated average household size	1.89	1.88	1.88	1.88	1.88	1.88

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

4(a),(b) Average and Median Before-Tax Private Household Income

	2006	2011	2016
Average	\$63,056	\$65,300	\$77,860
Median	\$49,173	\$54,484	\$53,934

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(c) Before-Tax Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,240	100%	1,410	100%	1,385	100%
\$0-\$4,999	50	4%	45	3%	25	2%
\$5,000-\$9,999	35	3%	0	0%	40	3%
\$10,000-\$14,999	60	5%	0	0%	45	3%
\$15,000-\$19,999	125	10%	30	2%	90	6%
\$20,000-\$24,999	30	2%	25	2%	65	5%
\$25,000-\$29,999	100	8%	155	11%	55	4%
\$30,000-\$34,999	40	3%	75	5%	90	6%
\$35,000-\$39,999	80	6%	60	4%	75	5%
\$40,000-\$44,999	55	4%	85	6%	65	5%
\$45,000-\$49,999	45	4%	120	9%	70	5%
\$50,000-\$59,999	80	6%	180	13%	100	7%
\$60,000-\$69,999	85	7%	115	8%	100	7%
\$70,000-\$79,999	90	7%	75	5%	65	5%
\$80,000-\$89,999	65	5%	115	8%	45	3%
\$90,000-\$99,999	35	3%	85	6%	90	6%
\$100,000-\$124,999	125	10%	110	8%	155	11%
\$125,000-\$149,999	65	5%	60	4%	80	6%
\$150,000-\$199,999	35	3%	45	3%	55	4%
\$200,000 and over	35	3%	15	1%	50	4%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(d) Before-Tax Renter Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	185	100%	200	100%	230	100%
\$0-\$4,999	15	8%	0	0%	15	7%
\$5,000-\$9,999	0	0%	0	0%	25	11%
\$10,000-\$14,999	35	19%	0	0%	30	13%
\$15,000-\$19,999	15	8%	0	0%	20	9%
\$20,000-\$24,999	0	0%	0	0%	25	11%
\$25,000-\$29,999	25	14%	0	0%	10	4%
\$30,000-\$34,999	10	5%	0	0%	25	11%
\$35,000-\$39,999	0	0%	0	0%	15	7%
\$40,000-\$44,999	20	11%	0	0%	10	4%
\$45,000-\$49,999	10	5%	0	0%	20	9%
\$50,000-\$59,999	0	0%	0	0%	10	4%
\$60,000-\$69,999	10	5%	0	0%	10	4%
\$70,000-\$79,999	15	8%	0	0%	10	4%
\$80,000-\$89,999	0	0%	0	0%	0	0%
\$90,000-\$99,999	0	0%	0	0%	0	0%
\$100,000-\$124,999	20	11%	0	0%	10	4%
\$125,000-\$149,999	10	5%	0	0%	10	4%
\$150,000-\$199,999	10	5%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(e) Before-Tax Owner Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,055	100%	1,215	100%	1,150	100%
\$0-\$4,999	40	4%	40	3%	15	1%
\$5,000-\$9,999	40	4%	0	0%	10	1%
\$10,000-\$14,999	25	2%	0	0%	20	2%
\$15,000-\$19,999	105	10%	20	2%	70	6%
\$20,000-\$24,999	30	3%	20	2%	40	3%
\$25,000-\$29,999	80	8%	150	12%	50	4%
\$30,000-\$34,999	35	3%	35	3%	65	6%
\$35,000-\$39,999	75	7%	55	5%	60	5%
\$40,000-\$44,999	35	3%	80	7%	60	5%
\$45,000-\$49,999	35	3%	95	8%	55	5%
\$50,000-\$59,999	75	7%	145	12%	90	8%
\$60,000-\$69,999	80	8%	90	7%	95	8%
\$70,000-\$79,999	75	7%	70	6%	60	5%
\$80,000-\$89,999	60	6%	90	7%	45	4%
\$90,000-\$99,999	30	3%	75	6%	90	8%
\$100,000-\$124,999	110	10%	100	8%	145	13%
\$125,000-\$149,999	55	5%	60	5%	75	7%
\$150,000-\$199,999	30	3%	45	4%	50	4%
\$200,000 and over	30	3%	15	1%	50	4%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(f),(g) Average and Median Before-Tax Private Household Income by Tenure

	2006	2011	2016
Average	\$63,056	\$65,300	\$77,860
Owner	\$65,881	\$66,894	\$86,401
Renter	\$46,966	\$55,624	\$35,322
Median	\$49,173	\$54,484	\$53,934
Owner	\$52,381	\$56,551	\$65,767
Renter	\$33,403	\$52,320	\$26,990

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(a) Workers in the Labour Force for Population in Private Households

	2006	2011	2016
Workers in labour force	1,315	1,195	1,085

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(b) Workers by NAICS Sector for Population in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,315	100%	1,195	100%	1,080	100%
All Categories	1,305	99%	1,125	94%	1,055	98%
11 Agriculture, forestry, fishing and hunting	100	8%	85	7%	70	6%
21 Mining, quarrying, and oil and gas extraction	25	2%	0	0%	25	2%
22 Utilities	20	2%	0	0%	0	0%
23 Construction	185	14%	245	21%	200	19%
31-33 Manufacturing	100	8%	35	3%	60	6%
41 Wholesale trade	25	2%	45	4%	30	3%
44-45 Retail trade	160	12%	105	9%	100	9%
48-49 Transportation and warehousing	35	3%	75	6%	85	8%
51 Information and cultural industries	20	2%	0	0%	30	3%
52 Finance and insurance	30	2%	10	1%	20	2%
53 Real estate and rental and leasing	65	5%	20	2%	20	2%
54 Professional, scientific and technical services	70	5%	55	5%	65	6%
55 Management of companies and enterprises	10	1%	0	0%	10	1%
56 Administrative and support, waste management and remediation services	50	4%	35	3%	65	6%
61 Educational services	80	6%	25	2%	30	3%
62 Health care and social assistance	80	6%	80	7%	70	6%
71 Arts, entertainment and recreation	65	5%	130	11%	15	1%
72 Accommodation and food services	95	7%	50	4%	95	9%
81 Other services (except public administration)	90	7%	50	4%	35	3%
91 Public administration	15	1%	55	5%	45	4%
Not Applicable	15	1%	0	0%	25	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(a) Housing Units for Private Households

	2016
Housing units	1,380

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(b) Housing Units by Structural Type for Private Households

	2016	
	#	%
Total	1,380	100%
Single-detached house	1,255	91%
Apartment in a building that has five or more storeys	0	0%
Other attached dwelling	60	4%
Semi-detached house	35	3%
Row house	10	1%
Apartment or flat in a duplex	10	1%
Apartment in a building that has fewer than five storeys	0	0%
Other single-attached house	0	0%
Movable dwelling	65	5%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(c) Housing Units by Number of Bedrooms for Private Households

	2016
Total	1,380
No-bedroom	0
1-bedroom	165
2-bedroom	500
3-bedroom	455
4-or-more-bedroom	265

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(d) Housing by Period of Construction for Private Households

	2016	
	#	%
Total	1,380	100%
1960 or earlier	125	9%
1961-1980	430	31%
1981-1990	165	12%
1991-2000	245	18%
2001-2010	340	25%
2011-2016	75	5%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(e) Subsidized Housing Units

	2016
Subsidized housing units	560*

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

*This data is for SCRCD as a whole.

6(1)(f)(i) Average and Median Assessed Housing Values

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	\$397,036	\$463,337	\$526,793	\$528,136	\$517,790	\$506,131	\$487,766	\$469,444	\$445,757	\$459,939	\$479,849	\$566,941	\$655,984	\$689,269	\$692,181
Median	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(f)(ii)

Average and Median Assessed Housing Values by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type															
Single Family	\$383,217	\$451,902	\$502,666	\$508,356	\$487,004	\$467,266	\$449,576	\$440,178	\$419,326	\$435,526	\$453,169	\$534,686	\$620,156	\$648,594	\$648,587
Dwelling with Suite	\$162,900	\$342,500	\$369,725	\$362,225	\$418,320	\$390,340	\$481,506	\$499,043	\$454,515	\$478,119	\$480,671	\$568,492	\$659,694	\$709,526	\$713,104
Duplex, Triplex, Fourplex, etc.	N/A	\$266,238	\$292,647	\$304,809	\$325,383	\$309,264	\$297,509	\$280,536	\$253,550	\$256,082	\$281,841	\$349,455	\$393,636	\$402,725	\$398,529
Row Housing	N/A														
Apartment	N/A														
Manufactured Home	\$147,829	\$186,856	\$214,260	\$215,807	\$187,065	\$172,909	\$170,740	\$160,525	\$160,606	\$162,054	\$168,969	\$198,115	\$222,411	\$262,837	\$262,337
Seasonal Dwelling	\$289,791	\$364,488	\$474,461	\$463,038	\$472,800	\$466,885	\$432,132	\$383,887	\$369,313	\$395,429	\$409,530	\$484,420	\$572,266	\$556,301	\$547,308
Other*	\$905,400	\$1,060,000	\$1,092,500	\$1,039,500	\$957,200	\$866,500	\$881,000	\$849,500	\$735,500	\$762,500	\$755,000	\$774,300	\$856,600	\$920,400	N/A
2 Acres or More (Single Family Dwelling, Duplex)	\$601,186	\$681,460	\$790,036	\$782,810	\$765,875	\$771,630	\$747,085	\$711,936	\$668,046	\$676,843	\$709,843	\$839,446	\$968,218	\$1,028,701	\$1,040,984
2 Acres or More (Manufactured Home)	\$297,423	\$409,050	\$491,292	\$489,900	\$392,862	\$371,319	\$376,363	\$368,832	\$352,496	\$346,085	\$356,288	\$425,932	\$482,410	\$539,746	\$551,779
Median Assessed Value by Structural Type															
Single Family	N/A														
Dwelling with Suite	N/A														
Duplex, Triplex, Fourplex, etc.	N/A														
Row Housing	N/A														
Apartment	N/A														
Manufactured Home	N/A														
Seasonal Dwelling	N/A														
Other*	N/A														
2 Acres or More (Single Family Dwelling, Duplex)	N/A														
2 Acres or More (Manufactured Home)	N/A														

Source: BC Assessment

*"Other" includes properties subject to section 19(8) of the Assessment Act.

**Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

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6(1)(f)(iii)

Average and Median Assessed Housing Values by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	\$296,258	\$363,966	\$426,221	\$410,649	\$403,664	\$405,131	\$383,690	\$360,504	\$339,429	\$348,244	\$358,981	\$428,408	\$483,209	\$500,020	\$509,667
2-bedroom	\$318,016	\$376,744	\$430,075	\$432,039	\$421,837	\$410,544	\$394,134	\$382,541	\$360,836	\$364,890	\$380,268	\$451,682	\$515,498	\$548,119	\$548,868
3-or-more bedroom	\$479,760	\$550,505	\$624,145	\$626,383	\$615,358	\$600,314	\$581,081	\$556,684	\$529,071	\$551,963	\$576,630	\$677,760	\$788,913	\$827,854	\$829,161
Median Assessed Value by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	N/A	N/A	\$426,221	\$410,649	\$403,664	\$405,131	\$383,690	\$360,504	\$339,429	\$348,244	\$358,981	\$428,408	\$483,209	\$500,020	\$509,667
2-bedroom	\$905,400	\$1,060,000	\$430,075	\$432,039	\$421,837	\$410,544	\$394,134	\$382,541	\$360,836	\$364,890	\$380,268	\$451,682	\$515,498	\$548,119	\$548,868
3-or-more bedroom	N/A	N/A	\$624,145	\$626,383	\$615,358	\$600,314	\$581,081	\$556,684	\$529,071	\$551,963	\$576,630	\$677,760	\$788,913	\$827,854	\$829,161

Source: BC Assessment

*Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken

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6(1)(g)(i)

Average and Median Housing Sale Prices

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	\$376,456	\$454,489	\$506,502	\$517,219	\$387,008	\$499,674	\$420,785	\$511,195	\$483,452	\$496,565	\$444,783	\$546,570	\$566,920	\$739,345	\$717,698
Median	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(g)(ii) Average and Median Housing Sale Prices by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Structure Type															
Single Family	\$402,102	\$487,511	\$532,784	\$500,679	\$393,490	\$522,295	\$456,339	\$453,682	\$446,765	\$467,141	\$448,236	\$537,720	\$598,105	\$825,952	\$635,012
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A	\$690,000	\$441,500	\$618,250	\$276,275	\$848,750	\$427,500	\$496,263	\$610,750	\$1,180,000	\$571,349
Duplex, Triplex, Fourplex, etc.	N/A	\$298,449	\$164,000	\$382,450	\$384,770	\$313,821	\$290,000	\$381,033	\$222,000	\$219,900	\$257,250	\$343,000	\$389,038	\$393,475	\$450,000
Row Housing	N/A														
Apartment	N/A														
Manufactured Home	\$119,613	\$111,786	\$164,632	\$168,399	\$96,630	\$132,300	\$103,700	\$128,500	#DIV/0!	\$102,900	\$114,250	\$124,690	\$148,668	\$184,668	\$113,095
Median Sales Price by Structure Type	N/A														
Single Family	N/A														
Dwelling with Suite	N/A														
Duplex, Triplex, Fourplex, etc.	N/A														
Row Housing	N/A														
Apartment	N/A														
Manufactured Home	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(g)(iii) Average and Median Housing Sale Prices by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	\$699,300	\$483,982	\$528,278	\$302,143	\$348,600	\$560,476	\$356,071	\$227,500	\$211,333	\$194,500	\$491,500	\$355,211	\$475,500	\$370,811	\$529,750
2-bedroom	\$313,981	\$370,106	\$358,772	\$359,420	\$253,759	\$433,432	\$379,515	\$536,661	\$447,912	\$264,793	\$385,903	\$468,775	\$430,790	\$556,149	\$458,759
3-or-more bedroom	\$394,815	\$500,417	\$643,776	\$729,107	\$476,466	\$601,650	\$522,520	\$531,714	\$527,844	\$616,585	\$498,882	N/A	\$705,694	\$987,765	\$887,394
Median Sales Price by Number of Bedrooms	N/A														
No-bedroom	N/A														
1-bedroom	N/A														
2-bedroom	N/A														
3-or-more bedroom	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(h)(i) Average and Median Monthly Rent

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	N/A														
Median	N/A														

Source: CMHC Primary Rental Market Survey

6(1)(h)(ii) Average and Median Monthly Rent by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average															
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more bedrooms															
Median															
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more-bedrooms															

Source: CMHC Primary Rental Market Survey

6(1)(i),(j) Vacancy Rate by Number of Bedrooms

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total												
No-bedroom												
1-bedroom												
2-bedroom												
3-or more bedroom												

Source: CMHC Primary Rental Market Survey

6(1)(k)(i),(ii),(iii) Rental Housing Units by Market

	Units	Date
Primary rental market	N/A	2019
Secondary rental market	N/A	N/A
Short-term rental market	117	2020-04-13

Source: CMHC Primary Rental Market Survey, AirDNA

6(1)(l) Units in Housing Cooperatives

	2020
Units in housing cooperatives	0

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(m)(i) Housing Units Demolished

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Number of units demolished										

6(1)(m)(ii) Housing Units Demolished by Structure Type

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total										
Single-Family										
Two-Family										
Suite or Apartment										

6(1)(m)(iii) Housing Units Demolished by Tenure

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total										
Owner										
Renter										
Other (Band Housing)										

6(1)(m)(iv) Housing Units Demolished by Number of Bedrooms		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total											
No-bedroom											
1-bedroom											
2-bedroom											
3-or-more bedrooms											

6(1)(n)(i) Housing Units Substantially Completed		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing units completed							24	45	28	28	37

Source: SCRD, Building Permit Data by Electoral Area

6(1)(n)(ii) Housing Units Substantially Completed by Structure Type		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total							110	134	124	144	156
Single-Family							110	134	123	142	108
Two-Family							N/A	N/A	N/A	N/A	N/A
Suite or Apartment							0	0	1	2	48**

Source: SCRD, Building Permits

*Note that this data does not counts only those suites constructed with a building permit at an independent time from the corresponding single family dwelling and does not count the dwellings that have 'roughed in' suites at time of construction in anticipation of future zoning bylaw changes.

** 46 of these are for a new purpose-built rental complex on *shishdálh* (SIGD) land.

6(1)(n)(iii) Housing Units Substantially Completed by Tenure		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total											
Owner											
Renter											
Other (Band Housing)											

6(1)(n)(iv) Housing Units Substantially Completed by Number of Bedrooms		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total											
No-bedroom											
1-bedroom											
2-bedroom											
3-bedroom											

6(1)(o) Number of Beds Provided for Students by Post-Secondary Institutions in the Area		2020
Number of beds		0

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(p) Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness		2020
Beds for individuals experiencing homelessness		N/A
Beds for individuals at risk of experiencing homelessness		73*

Source: BC Housing

*All emergency shelter units in the whole SCRD, including shelter beds for individuals experiencing homelessness.

6(3)(a) **New Homes Registered***

	2016	2017	2018
New homes registered	220	274	210

Source: BC Housing

*This data is for SCRCD as a whole.

6(3)(b) **New Homes Registered by Structure Type***

	2016	2017	2018
Total	220	274	210
Single-detached house	213	171	201
Multi-family unit	7	100	9
Purpose-built rental	0	3	0

Source: BC Housing

*This data is for SCRCD as a whole.

6(3)(c) **New Purpose-Built Rental Homes Registered***

	2016	2017	2018
New purpose-built rental homes registered	0	3	0

Source: BC Housing

*This data is for SCRCD as a whole.

7(a)(i),(ii) **Unaffordable Housing by Tenure for Private Households**

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	1,170	100%	100%	1,325	100%	100%	1,305	100%	100%
Owner	1,000	85%	100%	1,135	86%	100%	1,110	85%	100%
Renter	170	15%	100%	195	15%	100%	190	15%	100%
Total households in unaffordable housing	260	22%	22%	255	19%	19%	255	20%	20%
Owner	195	17%	20%	165	12%	15%	175	13%	16%
Renter	65	6%	38%	90	7%	46%	80	6%	42%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(iii),(iv) **Inadequate Housing by Tenure for Private Households**

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	1,170	100%	100%	1,325	100%	100%	1,305	100%	100%
Owner	1,000	85%	100%	1,135	86%	100%	1,110	85%	100%
Renter	170	15%	100%	195	15%	100%	190	15%	100%
Total households in inadequate housing	105	9%	9%	115	9%	9%	70	5%	5%
Owner	85	7%	9%	90	7%	8%	50	4%	5%
Renter	20	2%	12%	0	0%	0%	20	2%	11%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(v),(vi) **Unsuitable Housing by Tenure for Private Households**

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	1,170	100%	100%	1,325	100%	100%	1,305	100%	100%
Owner	1,000	85%	100%	1,135	86%	100%	1,110	85%	100%
Renter	170	15%	100%	195	15%	100%	190	15%	100%
Total households in unsuitable housing	45	4%	4%	40	3%	3%	25	2%	2%
Owner	50	4%	5%	0	0%	0%	15	1%	1%
Renter	0	0%	0%	0	0%	0%	10	1%	5%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(b),(c) Unemployment and Participation Rates for Population in Private Households

	2016
Unemployment rate	8.8%
Participation rate	45.1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(d),(e),(f),(g) Commute to Work for Population in Private Households

	2016	
	#	%
Total	575	100%
Commute within CSD	340	59%
Commute to different CSD within CD	115	20%
Commute to different CD within BC	115	20%
Commute to different province	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(i),(ii) Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	1,170	100%	100%	1,330	100%	100%	1,300	100%	100%
Owner	1,000	85%	100%	1,135	85%	100%	1,110	85%	100%
Renter	170	15%	100%	195	15%	100%	195	15%	100%
Total in core housing need	285	24%	24%	285	21%	21%	250	19%	19%
Owner	210	18%	21%	170	13%	15%	145	11%	13%
Renter	80	7%	47%	120	9%	62%	100	8%	51%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(iii),(iv) Extreme Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	1,170	100%	100%	1,330	100%	100%	1,300	100%	100%
Owner	1,000	85%	100%	1,135	85%	100%	1,110	85%	100%
Renter	170	15%	100%	195	15%	100%	195	15%	100%
Total in extreme core housing need	110	9%	9%	70	5%	5%	110	8%	8%
Owner	80	7%	8%	20	2%	2%	60	5%	5%
Renter	35	3%	21%	50	4%	26%	45	3%	23%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Geography: Electoral District B

3(1)(a)(i) Total Population in Private Households			
	2006	2011	2016
Population	2,545	2,510	2,710

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(ii),(iii) Average and Median Age in Private Households			
	2006	2011	2016
Average	45	45.4	49.3
Median	49	49.8	55.7

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(iv) Age Group Distribution in Private Households						
	2006		2011		2016	
	#	%	#	%	#	%
Total	2,550	100%	2,515	100%	2,705	100%
0 to 14 years	335	13%	330	13%	300	11%
15 to 19 years	210	8%	150	6%	115	4%
20 to 24 years	80	3%	165	7%	100	4%
25 to 64 years	1,420	56%	1,420	56%	1,490	55%
65 to 84 years	470	18%	395	16%	635	23%
85 years and over	45	2%	45	2%	55	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(v) Private Households			
	2006	2011	2016
Households	1,125	1,080	1,250

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(vi) Average Private Household Size			
	2006	2011	2016
Average household size	2.3	2.3	2.2

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(vii) Private Households by Size						
	2006		2011		2016	
	#	%	#	%	#	%
Total	1,125	100%	1,080	100%	1,250	100%
1-person	280	25%	300	28%	370	30%
2-person	515	46%	405	38%	580	46%
3-person	140	12%	170	16%	145	12%
4-person	140	12%	135	13%	90	7%
5-or-more-person	45	4%	70	6%	70	6%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(viii) Private Households by Tenure						
	2006		2011		2016	
	#	%	#	%	#	%
Total	1,125	100%	1,080	100%	1,250	100%
Owner	975	87%	990	92%	1,030	82%
Renter	150	13%	90	8%	215	17%
Other (Band Housing)	0	0%	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(ix) Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)

	2006		2011		2016	
	#	%	#	%	#	%
Renter households	150	100%	90	100%	215	100%
Renter households in subsidized housing	N/A	N/A	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(x) Mobility Status of Population in Private Households

	2006	2011	2016
Total	2,515	2,490	2,695
Mover	385	110	375
Migrant	240	90	195
Non-migrant	140	20	180
Non-mover	2,130	2,380	2,320

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(b) Population Growth in Private Households (period between indicated census and census preceding it)

	2006	2011	2016
Growth (#)	-	-35	200
Percentage Growth (%)	-	-1.4%	8.0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(c) Number of Students Enrolled in Post-Secondary Institutions Located in the Area

	2006	2011	2016
Students	0	0	0

Source: Data Set Published by BC Ministry of Advanced Education, Skills and Training

3(1)(d) Number of Individuals Experiencing Homelessness

	2020
Individuals experiencing homelessness	N/A

3(2)(a) Anticipated Population

	2020	2021	2022	2023	2024	2025
Anticipated population	2,756	2,762	2,769	2,775	2,780	2,786

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(b) Anticipated Population Growth (from 2020 to indicated period)

	2020	2021	2022	2023	2024	2025
Anticipated growth (#)	-	6	13	19	24	30
Anticipated percentage growth (%)	-	0.2%	0.5%	0.7%	0.9%	1.1%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(c),(d) Anticipated Average and Median Age

	2020	2021	2022	2023	2024	2025
Anticipated average age	49.3	49.4	49.4	49.5	49.5	49.6
Anticipated median age	55.1	55.1	55.2	55.2	55.2	55.3

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(e) Anticipated Age Group Distribution

	2020		2021		2022		2023		2024		2025	
	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total	2,756	100%	2,762	100%	2,769	100%	2,775	100%	2,780	100%	2,786	100%
0 to 14 years	312	11%	310	11%	309	11%	307	11%	306	11%	304	11%
15 to 19 years	131	5%	131	5%	131	5%	131	5%	131	5%	131	5%
20 to 24 years	84	3%	85	3%	86	3%	87	3%	87	3%	88	3%
25 to 64 years	1,472	53%	1,475	53%	1,479	53%	1,482	53%	1,485	53%	1,488	53%
65 to 84 years	700	25%	704	25%	707	26%	710	26%	713	26%	717	26%
85 years and over	57	2%	57	2%	57	2%	58	2%	58	2%	58	2%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(f) Anticipated Households

	2020	2021	2022	2023	2024	2025
Anticipated households	1,264	1,268	1,271	1,275	1,278	1,281

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(g) Anticipated Average Household Size

	2020	2021	2022	2023	2024	2025
Anticipated average household size	2.18	2.18	2.18	2.18	2.18	2.17

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

4(a),(b) Average and Median Before-Tax Private Household Income

	2006	2011	2016
Average	\$71,000	\$78,797	\$83,945
Median	\$62,280	\$66,945	\$65,939

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(c) Before-Tax Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,125	100%	1,080	100%	1,250	100%
\$0-\$4,999	50	4%	0	0%	25	2%
\$5,000-\$9,999	20	2%	20	2%	25	2%
\$10,000-\$14,999	25	2%	0	0%	45	4%
\$15,000-\$19,999	35	3%	0	0%	60	5%
\$20,000-\$24,999	30	3%	25	2%	65	5%
\$25,000-\$29,999	60	5%	40	4%	45	4%
\$30,000-\$34,999	40	4%	35	3%	35	3%
\$35,000-\$39,999	50	4%	30	3%	50	4%
\$40,000-\$44,999	55	5%	55	5%	30	2%
\$45,000-\$49,999	55	5%	50	5%	75	6%
\$50,000-\$59,999	110	10%	120	11%	90	7%
\$60,000-\$69,999	105	9%	90	8%	105	8%
\$70,000-\$79,999	115	10%	105	10%	80	6%
\$80,000-\$89,999	95	8%	60	6%	75	6%
\$90,000-\$99,999	55	5%	80	7%	110	9%
\$100,000-\$124,999	100	9%	105	10%	115	9%
\$125,000-\$149,999	60	5%	50	5%	60	5%
\$150,000-\$199,999	40	4%	100	9%	120	10%
\$200,000 and over	20	2%	25	2%	35	3%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(d) Before-Tax Renter Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	150	100%	90	100%	215	100%
\$0-\$4,999	10	7%	0	0%	10	5%
\$5,000-\$9,999	15	10%	0	0%	0	0%
\$10,000-\$14,999	10	7%	0	0%	25	12%
\$15,000-\$19,999	10	7%	0	0%	15	7%
\$20,000-\$24,999	10	7%	0	0%	30	14%
\$25,000-\$29,999	20	13%	0	0%	15	7%
\$30,000-\$34,999	25	17%	0	0%	25	12%
\$35,000-\$39,999	10	7%	0	0%	0	0%
\$40,000-\$44,999	0	0%	0	0%	10	5%
\$45,000-\$49,999	10	7%	0	0%	0	0%
\$50,000-\$59,999	0	0%	0	0%	0	0%
\$60,000-\$69,999	10	7%	0	0%	25	12%
\$70,000-\$79,999	0	0%	15	17%	15	7%
\$80,000-\$89,999	20	13%	0	0%	15	7%
\$90,000-\$99,999	0	0%	0	0%	15	7%
\$100,000-\$124,999	0	0%	0	0%	10	5%
\$125,000-\$149,999	0	0%	0	0%	0	0%
\$150,000-\$199,999	0	0%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(e) Before-Tax Owner Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	975	100%	985	100%	1,030	100%
\$0-\$4,999	40	4%	0	0%	15	1%
\$5,000-\$9,999	10	1%	0	0%	30	3%
\$10,000-\$14,999	20	2%	0	0%	20	2%
\$15,000-\$19,999	30	3%	0	0%	40	4%
\$20,000-\$24,999	25	3%	15	2%	40	4%
\$25,000-\$29,999	40	4%	0	0%	30	3%
\$30,000-\$34,999	15	2%	30	3%	10	1%
\$35,000-\$39,999	40	4%	25	3%	45	4%
\$40,000-\$44,999	45	5%	55	6%	30	3%
\$45,000-\$49,999	50	5%	50	5%	70	7%
\$50,000-\$59,999	110	11%	120	12%	90	9%
\$60,000-\$69,999	100	10%	90	9%	80	8%
\$70,000-\$79,999	115	12%	85	9%	65	6%
\$80,000-\$89,999	75	8%	65	7%	65	6%
\$90,000-\$99,999	55	6%	80	8%	95	9%
\$100,000-\$124,999	100	10%	110	11%	105	10%
\$125,000-\$149,999	60	6%	45	5%	60	6%
\$150,000-\$199,999	35	4%	100	10%	110	11%
\$200,000 and over	20	2%	20	2%	35	3%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(f),(g) Average and Median Before-Tax Private Household Income by Tenure

	2006	2011	2016
Average	\$71,000	\$78,797	\$83,945
Owner	\$76,162	\$82,419	\$91,673
Renter	\$37,120	\$39,664	\$47,520
Median	\$62,280	\$66,945	\$65,939
Owner	\$66,474	\$71,150	\$73,148
Renter	\$33,835	\$25,179	\$32,288

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(a) Workers in the Labour Force for Population in Private Households

	2006	2011	2016
Workers in labour force	1,375	1,240	1,315

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(b) Workers by NAICS Sector for Population in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,375	100%	1,245	100%	1,315	100%
All Categories	1,355	99%	1,240	100%	1,315	100%
11 Agriculture, forestry, fishing and hunting	25	2%	30	2%	55	4%
21 Mining, quarrying, and oil and gas extraction	25	2%	45	4%	25	2%
22 Utilities	25	2%	0	0%	0	0%
23 Construction	180	13%	240	19%	165	13%
31-33 Manufacturing	70	5%	75	6%	30	2%
41 Wholesale trade	35	3%	25	2%	25	2%
44-45 Retail trade	165	12%	175	14%	140	9%
48-49 Transportation and warehousing	65	5%	40	3%	30	2%
51 Information and cultural industries	40	3%	45	4%	65	5%
52 Finance and insurance	30	2%	30	2%	50	4%
53 Real estate and rental and leasing	30	2%	40	3%	45	3%
54 Professional, scientific and technical services	160	12%	75	6%	135	10%
55 Management of companies and enterprises	0	0%	0	0%	0	0%
56 Administrative and support, waste management and remediation services	110	8%	40	3%	95	7%
61 Educational services	95	7%	125	10%	115	9%
62 Health care and social assistance	105	8%	95	8%	95	7%
71 Arts, entertainment and recreation	50	4%	35	3%	55	4%
72 Accommodation and food services	70	5%	25	2%	90	7%
81 Other services (except public administration)	55	4%	70	6%	40	3%
91 Public administration	25	2%	35	3%	55	4%
Not Applicable	20	1%	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(a) Housing Units for Private Households

	2016
Housing units	1,250

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(b) Housing Units by Structural Type for Private Households

	2016	
	#	%
Total	1,250	100%
Single-detached house	1,190	95%
Apartment in a building that has five or more storeys	0	0%
Other attached dwelling	45	4%
Semi-detached house	25	2%
Row house	0	0%
Apartment or flat in a duplex	10	1%
Apartment in a building that has fewer than five storeys	10	1%
Other single-attached house	10	1%
Movable dwelling	20	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(c) Housing Units by Number of Bedrooms for Private Households

	2016
Total	1,250
No-bedroom	0
1-bedroom	120
2-bedroom	330
3-bedroom	535
4-or-more-bedroom	265

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(d) Housing by Period of Construction for Private Households

	2016	
	#	%
Total	1,250	100%
1960 or earlier	65	5%
1961-1980	335	27%
1981-1990	290	23%
1991-2000	320	26%
2001-2010	180	14%
2011-2016	50	4%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(e) Subsidized Housing Units

	2016
Subsidized housing units	560*

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

*This data is for SCRD as a whole.

6(1)(f)(i) Average and Median Assessed Housing Values

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	\$517,264	\$492,324	\$532,777	\$530,962	\$526,978	\$564,508	\$541,307	\$533,222	\$504,752	\$520,336	\$543,168	\$653,507	\$774,228	\$861,921	\$804,106
Median	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(f)(ii)

Average and Median Assessed Housing Values by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type															
Single Family	\$418,840	\$476,708	\$521,115	\$521,812	\$517,879	\$557,913	\$527,226	\$520,648	\$492,304	\$509,507	\$528,766	\$635,925	\$756,335	\$844,273	\$784,648
Dwelling with Suite	\$331,500	\$371,500	\$414,333	\$481,000	\$491,875	\$501,875	\$657,338	\$642,338	\$607,735	\$623,437	\$708,522	\$841,872	\$1,002,529	\$1,099,266	\$1,018,646
Duplex, Triplex, Fourplex, etc.	N/A														
Row Housing	\$163,193	\$269,520	\$290,927	\$290,927	\$285,183	\$296,017	\$301,953	\$302,127	\$302,127	\$290,270	\$230,847	\$288,577	\$327,970	\$401,683	\$398,770
Apartment	N/A														
Manufactured Home	\$215,285	\$266,443	\$291,384	\$285,239	\$267,154	\$283,247	\$285,448	\$271,049	\$257,159	\$268,366	\$289,400	\$314,489	\$382,484	\$480,152	\$421,945
Seasonal Dwelling	\$506,225	\$572,692	\$590,829	\$576,143	\$552,510	\$596,534	\$574,320	\$563,333	\$515,192	\$538,104	\$553,822	\$660,580	\$754,165	\$821,519	\$778,853
Other*	N/A														
2 Acres or More (Single Family Dwelling, Duplex)	\$637,855	\$700,675	\$756,066	\$742,502	\$758,772	\$796,631	\$769,884	\$752,692	\$732,057	\$734,453	\$758,510	\$931,431	\$1,085,770	\$1,181,374	\$1,115,432
2 Acres or More (Manufactured Home)	\$2,168,850	\$2,388,450	\$1,101,900	\$1,099,300	\$541,150	\$534,229	\$275,350	\$247,233	\$214,778	\$196,590	\$194,510	\$290,800	\$405,013	\$541,378	\$537,850
Median Assessed Value by Structural Type															
Single Family															
Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment	N/A														
Manufactured Home															
Seasonal Dwelling															
Other*															
2 Acres or More (Single Family Dwelling, Duplex)															
2 Acres or More (Manufactured Home)															

Source: BC Assessment

**Other* includes properties subject to section 19(8) of the Assessment Act.

**Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

***All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(f)(iii)

Average and Median Assessed Housing Values by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	\$391,507	\$442,903	\$477,140	\$474,454	\$456,245	\$489,263	\$457,700	\$441,538	\$409,554	\$422,421	\$433,172	\$531,535	\$629,869	\$699,145	\$647,766
2-bedroom	\$396,307	\$445,785	\$479,786	\$471,833	\$461,324	\$495,694	\$468,844	\$457,504	\$435,073	\$446,876	\$466,643	\$562,389	\$671,283	\$762,038	\$704,256
3-or-more bedroom	\$639,124	\$527,209	\$571,353	\$573,335	\$574,192	\$613,414	\$591,899	\$586,061	\$554,104	\$571,279	\$597,719	\$715,998	\$845,227	\$932,529	\$873,359
Median Assessed Value by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	N/A	N/A	\$477,140	\$474,454	\$456,245	\$489,263	\$457,700	\$441,538	\$409,554	\$422,421	\$433,172	\$531,535	\$629,869	\$699,145	\$647,766
2-bedroom	N/A	N/A	\$479,786	\$471,833	\$461,324	\$495,694	\$468,844	\$457,504	\$435,073	\$446,876	\$466,643	\$562,389	\$671,283	\$762,038	\$704,256
3-or-more bedroom	N/A	N/A	\$571,353	\$573,335	\$574,192	\$613,414	\$591,899	\$586,061	\$554,104	\$571,279	\$597,719	\$715,998	\$845,227	\$932,529	\$873,359

Source: BC Assessment

*Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken

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6(1)(g)(i)

Average and Median Housing Sale Prices

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	\$372,074	\$446,383	\$465,416	\$464,351	\$479,419	\$543,777	\$585,326	\$494,039	\$466,571	\$498,947	\$505,676	\$639,848	\$802,980	\$729,938	\$788,206
Median	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

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6(1)(g)(ii)

Average and Median Housing Sale Prices by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Structure Type															
Single Family	\$393,976	\$483,703	\$504,888	\$505,871	\$471,178	\$544,329	\$555,028	\$538,088	\$407,160	\$521,276	\$467,920	\$678,068	\$734,279	\$783,942	\$733,826
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A	\$375,000	\$358,333	N/A	\$972,000	\$633,333	\$500,000	\$868,143	\$1,359,511	\$711,714	\$816,000
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$344,000	N/A
Row Housing	\$163,000	\$263,250	\$291,533	N/A	N/A	\$285,000	\$318,000	N/A	N/A	\$230,000	\$246,500	\$267,670	\$344,667	\$411,667	\$382,500
Apartment	N/A														
Manufactured Home	\$183,415	\$123,484	\$205,583	\$202,257	\$257,740	\$264,643	\$283,000	\$235,750	\$310,000	\$278,875	\$312,250	\$219,237	\$493,875	\$303,875	\$417,500
Median Sales Price by Structure Type															
Single Family	N/A														
Dwelling with Suite	N/A														
Duplex, Triplex, Fourplex, etc.	N/A														
Row Housing	N/A														
Apartment	N/A														
Manufactured Home	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

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6(1)(g)(iii)

Average and Median Housing Sale Prices by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	\$328,750	\$433,694	\$243,875	\$416,333	\$294,500	\$625,833	\$365,000	\$818,060	\$390,000	\$294,500	\$450,800	\$380,625	\$577,250	\$705,143	\$541,250
2-bedroom	\$288,908	\$397,141	\$449,775	\$487,421	\$430,045	\$463,743	\$541,625	\$373,935	\$367,948	\$464,563	\$411,605	\$446,130	\$769,682	\$679,978	\$678,577
3-or-more bedroom	\$422,863	\$484,274	\$502,894	\$454,735	\$510,627	\$569,949	\$606,435	\$519,752	\$525,643	\$529,960	\$563,223	N/A	\$841,945	\$768,386	\$847,060
Median Sales Price by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	N/A														
2-bedroom	N/A														
3-or-more bedroom	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(h)(i)

Average and Median Monthly Rent

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
Median	N/A														

Source: CMHC Primary Rental Market Survey

6(1)(h)(ii) Average and Median Monthly Rent by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more bedrooms															
Median															
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more-bedrooms															

Source: CMHC Primary Rental Market Survey

6(1)(i),(j) Vacancy Rate by Number of Bedrooms

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total												
No-bedroom												
1-bedroom												
2-bedroom												
3-or more bedroom												

Source: CMHC Primary Rental Market Survey

6(1)(k)(i),(ii),(iii) Rental Housing Units by Market

	Units	Date
Primary rental market	N/A	2019
Secondary rental market	N/A	N/A
Short-term rental market	72	2020-04-13

Source: CMHC Primary Rental Market Survey, AirDNA

6(1)(l) Units in Housing Cooperatives

	2020
Units in housing cooperatives	0

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(m)(i) Housing Units Demolished

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Number of units demolished										

6(1)(m)(ii) Housing Units Demolished by Structure Type

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total										
Single-Family										
Two-Family										
Suite or Apartment										

6(1)(m)(iii) Housing Units Demolished by Tenure

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total										
Owner										
Renter										
Other (Band Housing)										

6(1)(m)(iv) Housing Units Demolished by Number of Bedrooms		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total											
No-bedroom											
1-bedroom											
2-bedroom											
3-or-more bedrooms											

6(1)(n)(i) Housing Units Substantially Completed		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing units completed				N/A			20	17	25	26	24

Source: SCRD, Building Permit Data by Electoral Area

6(1)(n)(ii) Housing Units Substantially Completed by Structure Type		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total							110	134	124	144	156
Single-Family							110	134	123	142	108
Two-Family				N/A			N/A	N/A	N/A	N/A	N/A
Suite or Apartment							0	0	1	2	48**

Source: SCRD, Building Permits

*Note that this data does not counts only those suites constructed with a building permit at an independent time from the corresponding single family dwelling and does not count the dwellings that have 'roughed in' suites at time of construction in anticipation of future zoning bylaw changes.

** 46 of these are for a new purpose-built rental complex on *shishálh* (SIGD) land.

6(1)(n)(iii) Housing Units Substantially Completed by Tenure		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total											
Owner											
Renter											
Other (Band Housing)											

6(1)(n)(iv) Housing Units Substantially Completed by Number of Bedrooms		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total											
No-bedroom											
1-bedroom											
2-bedroom											
3-bedroom											

6(1)(o) Number of Beds Provided for Students by Post-Secondary Institutions in the Area		2020
Number of beds		0

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(p) Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness		2020
Beds for individuals experiencing homelessness		N/A
Beds for individuals at risk of experiencing homelessness		73*

Source: BC Housing

*All emergency shelter units in the whole SCRD, including shelter beds for individuals experiencing homelessness.

6(3)(a) New Homes Registered*			
	2016	2017	2018
New homes registered	220	274	210

Source: BC Housing

*This data is for SCRD as a whole.

6(3)(b) New Homes Registered by Structure Type*			
	2016	2017	2018
Total	220	274	210
Single-detached house	213	171	201
Multi-family unit	7	100	9
Purpose-built rental	0	3	0

Source: BC Housing

*This data is for SCRD as a whole.

6(3)(c) New Purpose-Built Rental Homes Registered*			
	2016	2017	2018
New purpose-built rental homes registered	0	3	0

Source: BC Housing

*This data is for SCRD as a whole.

7(a)(i),(ii) Unaffordable Housing by Tenure for Private Households									
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	1,055	100%	100%	1,045	100%	100%	1,185	100%	100%
Owner	935	89%	100%	960	92%	100%	985	83%	100%
Renter	120	11%	100%	85	8%	100%	200	17%	100%
Total households in unaffordable housing	300	28%	28%	245	23%	23%	285	24%	24%
Owner	220	21%	24%	220	21%	23%	180	15%	18%
Renter	80	8%	67%	20	2%	24%	100	8%	50%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(iii),(iv) Inadequate Housing by Tenure for Private Households									
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	1,055	100%	100%	1,045	100%	100%	1,185	100%	100%
Owner	935	89%	100%	960	92%	100%	985	83%	100%
Renter	120	11%	100%	85	8%	100%	200	17%	100%
Total households in inadequate housing	80	8%	8%	85	8%	8%	85	7%	7%
Owner	70	7%	7%	50	5%	5%	75	6%	8%
Renter	10	1%	8%	35	3%	41%	15	1%	8%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(v),(vi) Unsuitable Housing by Tenure for Private Households									
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	1,055	100%	100%	1,045	100%	100%	1,185	100%	100%
Owner	935	89%	100%	960	92%	100%	985	83%	100%
Renter	120	11%	100%	85	8%	100%	200	17%	100%
Total households in unsuitable housing	30	3%	3%	60	6%	6%	40	3%	3%
Owner	30	3%	3%	55	5%	6%	30	3%	3%
Renter	0	0%	0%	0	0%	0%	15	1%	8%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(b),(c) Unemployment and Participation Rates for Population in Private Households

	2016
Unemployment rate	7.6%
Participation rate	54.6%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(d),(e),(f),(g) Commute to Work for Population in Private Households

	2016	
	#	%
Total	645	100%
Commute within CSD	65	10%
Commute to different CSD within CD	525	81%
Commute to different CD within BC	50	8%
Commute to different province	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(i),(ii) Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	1,055	100%	100%	1,045	100%	100%	1,185	100%	100%
Owner	935	89%	100%	960	92%	100%	985	83%	100%
Renter	120	11%	100%	85	8%	100%	200	17%	100%
Total in core housing need	210	20%	20%	120	11%	11%	145	12%	12%
Owner	135	13%	14%	70	7%	7%	60	5%	6%
Renter	75	7%	63%	45	4%	53%	80	7%	40%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(iii),(iv) Extreme Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	1,055	100%	100%	1,045	100%	100%	1,185	100%	100%
Owner	935	89%	100%	960	92%	100%	985	83%	100%
Renter	120	11%	100%	85	8%	100%	200	17%	100%
Total in extreme core housing need	70	7%	7%	20	2%	2%	85	7%	7%
Owner	45	4%	5%	0	0%	0%	30	3%	3%
Renter	25	2%	21%	0	0%	0%	55	5%	28%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Geography: Electoral District D

3(1)(a)(i) Total Population in Private Households			
	2006	2011	2016
Population	3,280	3,270	3,420

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(ii),(iii) Average and Median Age in Private Households			
	2006	2011	2016
Average	40	44	45.6
Median	44	49.4	49.9

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(iv) Age Group Distribution in Private Households						
	2006		2011		2016	
	#	%	#	%	#	%
Total	3,280	100%	3,270	100%	3,415	100%
0 to 14 years	605	18%	530	16%	495	14%
15 to 19 years	245	7%	170	5%	200	6%
20 to 24 years	125	4%	170	5%	105	3%
25 to 64 years	1,915	58%	1,820	56%	1,840	54%
65 to 84 years	350	11%	500	15%	720	21%
85 years and over	40	1%	75	2%	60	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(v) Private Households			
	2006	2011	2016
Households	1,355	1,370	1,505

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(vi) Average Private Household Size			
	2006	2011	2016
Average household size	2.4	2.4	2.3

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(vii) Private Households by Size						
	2006		2011		2016	
	#	%	#	%	#	%
Total	1,355	100%	1,370	100%	1,505	100%
1-person	375	28%	375	27%	395	26%
2-person	485	36%	490	36%	640	43%
3-person	200	15%	215	16%	225	15%
4-person	195	14%	200	15%	180	12%
5-or-more-person	105	8%	95	7%	65	4%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(viii) Private Households by Tenure						
	2006		2011		2016	
	#	%	#	%	#	%
Total	1,355	100%	1,370	100%	1,505	100%
Owner	1,110	82%	1,055	77%	1,150	76%
Renter	245	18%	320	23%	355	24%
Other (Band Housing)	0	0%	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(ix) Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)

	2006		2011		2016	
	#	%	#	%	#	%
Renter households	245	100%	315	100%	360	100%
Renter households in subsidized housing	N/A	N/A	0	0%	15	4%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(x) Mobility Status of Population in Private Households

	2006	2011	2016
Total	3,240	3,245	3,405
Mover	395	265	570
Migrant	215	215	370
Non-migrant	180	50	200
Non-mover	2,845	2,980	2,840

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(b) Population Growth in Private Households (period between indicated census and census preceding it)

	2006	2011	2016
Growth (#)	-	-10	150
Percentage Growth (%)	-	-0.3%	4.6%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(c) Number of Students Enrolled in Post-Secondary Institutions Located in the Area

	2006	2011	2016
Students	0	0	0

Source: Data Set Published by BC Ministry of Advanced Education, Skills and Training

3(1)(d) Number of Individuals Experiencing Homelessness

	2020
Individuals experiencing homelessness	N/A

3(2)(a) Anticipated Population

	2020	2021	2022	2023	2024	2025
Anticipated population	3,443	3,448	3,453	3,457	3,462	3,466

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(b) Anticipated Population Growth (from 2020 to indicated period)

	2020	2021	2022	2023	2024	2025
Anticipated growth (#)	-	5	10	14	19	23
Anticipated percentage growth (%)	-	0.1%	0.3%	0.4%	0.6%	0.7%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(c),(d) Anticipated Average and Median Age

	2020	2021	2022	2023	2024	2025
Anticipated average age	46.6	46.7	46.8	46.8	46.9	47.0
Anticipated median age	51.4	51.5	51.6	51.6	51.7	51.8

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(e) Anticipated Age Group Distribution

	2020		2021		2022		2023		2024		2025	
	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total	3,443	100%	3,448	100%	3,453	100%	3,457	100%	3,462	100%	3,466	100%
0 to 14 years	462	13%	459	13%	455	13%	453	13%	450	13%	447	13%
15 to 19 years	194	6%	194	6%	194	6%	193	6%	193	6%	193	6%
20 to 24 years	122	4%	123	4%	123	4%	123	4%	124	4%	124	4%
25 to 64 years	1,839	53%	1,840	53%	1,842	53%	1,844	53%	1,845	53%	1,847	53%
65 to 84 years	775	23%	781	23%	787	23%	792	23%	798	23%	803	23%
85 years and over	51	1%	51	1%	52	2%	52	2%	52	2%	52	2%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(f) Anticipated Households

	2020	2021	2022	2023	2024	2025
Anticipated households	1,525	1,529	1,532	1,536	1,539	1,542

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(g) Anticipated Average Household Size

	2020	2021	2022	2023	2024	2025
Anticipated average household size	2.26	2.26	2.25	2.25	2.25	2.25

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

4(a),(b) Average and Median Before-Tax Private Household Income

	2006	2011	2016
Average	\$82,842	\$71,547	\$81,388
Median	\$65,470	\$58,403	\$60,172

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(c) Before-Tax Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,355	100%	1,370	100%	1,510	100%
\$0-\$4,999	20	1%	50	4%	30	2%
\$5,000-\$9,999	15	1%	35	3%	20	1%
\$10,000-\$14,999	50	4%	95	7%	55	4%
\$15,000-\$19,999	65	5%	45	3%	75	5%
\$20,000-\$24,999	30	2%	20	1%	60	4%
\$25,000-\$29,999	75	6%	75	5%	65	4%
\$30,000-\$34,999	35	3%	40	3%	85	6%
\$35,000-\$39,999	85	6%	70	5%	80	5%
\$40,000-\$44,999	110	8%	50	4%	70	5%
\$45,000-\$49,999	55	4%	25	2%	70	5%
\$50,000-\$59,999	95	7%	215	16%	135	9%
\$60,000-\$69,999	70	5%	50	4%	95	6%
\$70,000-\$79,999	115	8%	90	7%	140	9%
\$80,000-\$89,999	90	7%	95	7%	70	5%
\$90,000-\$99,999	60	4%	135	10%	40	3%
\$100,000-\$124,999	110	8%	100	7%	155	10%
\$125,000-\$149,999	110	8%	55	4%	100	7%
\$150,000-\$199,999	120	9%	70	5%	70	5%
\$200,000 and over	35	3%	55	4%	85	6%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(d) Before-Tax Renter Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	245	100%	315	100%	355	100%
\$0-\$4,999	10	4%	50	16%	20	6%
\$5,000-\$9,999	0	0%	0	0%	0	0%
\$10,000-\$14,999	25	10%	0	0%	30	8%
\$15,000-\$19,999	0	0%	0	0%	35	10%
\$20,000-\$24,999	10	4%	0	0%	20	6%
\$25,000-\$29,999	0	0%	40	13%	20	6%
\$30,000-\$34,999	10	4%	0	0%	25	7%
\$35,000-\$39,999	35	14%	25	8%	35	10%
\$40,000-\$44,999	45	18%	30	10%	20	6%
\$45,000-\$49,999	15	6%	0	0%	30	8%
\$50,000-\$59,999	20	8%	0	0%	30	8%
\$60,000-\$69,999	25	10%	0	0%	20	6%
\$70,000-\$79,999	20	8%	0	0%	20	6%
\$80,000-\$89,999	15	6%	0	0%	0	0%
\$90,000-\$99,999	15	6%	0	0%	10	3%
\$100,000-\$124,999	0	0%	0	0%	20	6%
\$125,000-\$149,999	0	0%	0	0%	10	3%
\$150,000-\$199,999	0	0%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(e) Before-Tax Owner Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,110	100%	1,055	100%	1,150	100%
\$0-\$4,999	15	1%	0	0%	15	1%
\$5,000-\$9,999	15	1%	0	0%	15	1%
\$10,000-\$14,999	25	2%	90	9%	25	2%
\$15,000-\$19,999	65	6%	20	2%	40	3%
\$20,000-\$24,999	20	2%	20	2%	40	3%
\$25,000-\$29,999	70	6%	35	3%	45	4%
\$30,000-\$34,999	30	3%	30	3%	60	5%
\$35,000-\$39,999	50	5%	45	4%	45	4%
\$40,000-\$44,999	65	6%	25	2%	50	4%
\$45,000-\$49,999	40	4%	20	2%	45	4%
\$50,000-\$59,999	75	7%	195	18%	105	9%
\$60,000-\$69,999	50	5%	40	4%	80	7%
\$70,000-\$79,999	100	9%	80	8%	115	10%
\$80,000-\$89,999	75	7%	55	5%	60	5%
\$90,000-\$99,999	50	5%	125	12%	30	3%
\$100,000-\$124,999	115	10%	90	9%	135	12%
\$125,000-\$149,999	110	10%	55	5%	90	8%
\$150,000-\$199,999	120	11%	65	6%	65	6%
\$200,000 and over	35	3%	55	5%	85	7%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(f),(g) Average and Median Before-Tax Private Household Income by Tenure

	2006	2011	2016
Average	\$82,842	\$71,547	\$81,388
Owner	\$90,495	\$80,293	\$92,388
Renter	\$48,131	\$42,424	\$46,123
Median	\$65,470	\$58,403	\$60,172
Owner	\$76,022	\$69,901	\$71,640
Renter	\$43,052	\$31,695	\$39,822

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(a) Workers in the Labour Force for Population in Private Households

	2006	2011	2016
Workers in labour force	1,865	1,835	1,895

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(b) Workers by NAICS Sector for Population in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,865	100%	1,835	100%	1,900	100%
All Categories	1,845	99%	1,760	96%	1,870	98%
11 Agriculture, forestry, fishing and hunting	105	6%	60	3%	80	4%
21 Mining, quarrying, and oil and gas extraction	10	1%	0	0%	30	2%
22 Utilities	10	1%	20	1%	10	1%
23 Construction	220	12%	190	10%	165	9%
31-33 Manufacturing	130	7%	95	5%	120	6%
41 Wholesale trade	45	2%	45	2%	45	2%
44-45 Retail trade	215	12%	330	18%	255	9%
48-49 Transportation and warehousing	80	4%	30	2%	70	4%
51 Information and cultural industries	20	1%	25	1%	30	2%
52 Finance and insurance	10	1%	20	1%	45	2%
53 Real estate and rental and leasing	100	5%	60	3%	30	2%
54 Professional, scientific and technical services	155	8%	130	7%	170	9%
55 Management of companies and enterprises	0	0%	0	0%	0	0%
56 Administrative and support, waste management and remediation services	85	5%	50	3%	90	5%
61 Educational services	195	10%	85	5%	150	8%
62 Health care and social assistance	175	9%	250	14%	200	11%
71 Arts, entertainment and recreation	60	3%	95	5%	70	4%
72 Accommodation and food services	115	6%	80	4%	150	8%
81 Other services (except public administration)	80	4%	90	5%	105	6%
91 Public administration	40	2%	55	3%	55	3%
Not Applicable	20	1%	75	4%	30	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(a) Housing Units for Private Households

	2016
Housing units	1,510

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(b) Housing Units by Structural Type for Private Households

	2016	
	#	%
Total	1,510	100%
Single-detached house	1,360	90%
Apartment in a building that has five or more storeys	0	0%
Other attached dwelling	95	6%
Semi-detached house	25	2%
Row house	0	0%
Apartment or flat in a duplex	60	4%
Apartment in a building that has fewer than five storeys	0	0%
Other single-attached house	0	0%
Movable dwelling	55	4%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(c) Housing Units by Number of Bedrooms for Private Households

	2016
Total	1,510
No-bedroom	10
1-bedroom	135
2-bedroom	440
3-bedroom	535
4-or-more-bedroom	385

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(d) Housing by Period of Construction for Private Households

	2016	
	#	%
Total	1,510	100%
1960 or earlier	195	13%
1961-1980	465	31%
1981-1990	250	17%
1991-2000	285	19%
2001-2010	255	17%
2011-2016	55	4%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(e) Subsidized Housing Units

	2016
Subsidized housing units	560*

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

*This data is for SCRD as a whole.

6(1)(f)(i) Average and Median Assessed Housing Values

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	\$684,301	\$568,203	\$626,358	\$629,469	\$614,135	\$648,015	\$629,280	\$588,558	\$556,071	\$575,485	\$585,983	\$751,339	\$850,753	\$975,785	\$956,194
Median	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(f)(ii)

Average and Median Assessed Housing Values by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type															
Single Family	\$493,382	\$582,429	\$637,915	\$639,603	\$627,766	\$650,861	\$632,200	\$585,712	\$551,030	\$573,687	\$590,717	\$758,389	\$861,686	\$987,653	\$955,448
Dwelling with Suite	\$330,500	\$388,300	\$434,218	\$438,491	\$411,417	\$406,550	\$500,254	\$483,362	\$457,471	\$466,398	\$506,669	\$656,520	\$768,925	\$868,962	\$852,491
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$460,000	\$430,500
Row Housing	N/A														
Apartment	N/A														
Manufactured Home	\$150,892	\$187,483	\$212,951	\$208,207	\$161,698	\$168,840	\$185,974	\$174,929	\$165,268	\$169,796	\$179,888	\$219,458	\$232,715	\$283,685	\$275,265
Seasonal Dwelling	\$653,308	\$760,680	\$821,777	\$803,500	\$776,190	\$806,235	\$738,590	\$658,825	\$616,610	\$684,395	\$656,400	\$849,610	\$935,240	\$1,134,910	\$1,121,090
Other*	N/A														
2 Acres or More (Single Family Dwelling, Duplex)	\$545,330	\$640,860	\$713,089	\$718,616	\$688,512	\$750,788	\$726,227	\$687,373	\$654,982	\$667,179	\$664,015	\$856,460	\$962,925	\$1,099,759	\$1,101,032
2 Acres or More (Manufactured Home)	\$250,240	\$331,083	\$428,300	\$396,625	\$401,944	\$455,328	\$467,594	\$433,985	\$392,259	\$389,192	\$399,372	\$478,512	\$557,129	\$687,895	\$677,595
Median Assessed Value by Structural Type															
Single Family	N/A														
Dwelling with Suite	N/A														
Duplex, Triplex, Fourplex, etc.	N/A														
Row Housing	N/A														
Apartment	N/A														
Manufactured Home	N/A														
Seasonal Dwelling	N/A														
Other*	N/A														
2 Acres or More (Single Family Dwelling, Duplex)	N/A														
2 Acres or More (Manufactured Home)	N/A														

Source: BC Assessment

**"Other" includes properties subject to section 19(8) of the Assessment Act.

**Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

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6(1)(f)(iii)

Average and Median Assessed Housing Values by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	\$399,853	\$481,958	\$526,851	\$518,886	\$498,512	\$531,602	\$515,036	\$478,586	\$450,025	\$465,623	\$473,731	\$632,834	\$712,468	\$833,523	\$805,686
2-bedroom	\$382,020	\$457,578	\$502,307	\$505,329	\$485,401	\$511,039	\$499,140	\$467,134	\$440,825	\$460,004	\$468,732	\$607,514	\$692,729	\$799,544	\$778,394
3-or-more bedroom	\$983,008	\$624,746	\$688,003	\$690,600	\$675,004	\$710,789	\$687,449	\$640,996	\$606,483	\$625,255	\$636,052	\$811,147	\$916,283	\$1,046,607	\$1,020,670
Median Assessed Value by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	N/A	N/A	\$526,851	\$518,886	\$498,512	\$531,602	\$515,036	\$478,586	\$450,025	\$465,623	\$473,731	\$632,834	\$712,468	\$833,523	\$805,686
2-bedroom	N/A	N/A	\$502,307	\$505,329	\$485,401	\$511,039	\$499,140	\$467,134	\$440,825	\$460,004	\$468,732	\$607,514	\$692,729	\$799,544	\$778,394
3-or-more bedroom	N/A	N/A	\$688,003	\$690,600	\$675,004	\$710,789	\$687,449	\$640,996	\$606,483	\$625,255	\$636,052	\$811,147	\$916,283	\$1,046,607	\$1,020,670

Source: BC Assessment

*Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken

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6(1)(g)(i)

Average and Median Housing Sale Prices

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	\$366,375	\$574,901	\$497,548	\$531,949	\$564,363	\$511,463	\$548,077	\$549,399	\$504,079	\$514,650	\$577,088	\$710,561	\$838,585	\$941,508	\$789,236
Median	N/A														

Source: BC Assessment

**Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

***All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(g)(ii)

Average and Median Housing Sale Prices by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Structure Type															
Single Family	\$388,740	\$626,806	\$541,298	\$561,953	\$547,536	\$531,327	\$557,148	\$566,741	\$531,782	\$548,014	\$627,797	\$695,003	\$798,915	\$926,419	\$815,663
Dwelling with Suite	N/A	\$570,000	\$377,000	\$441,250	N/A	\$520,000	\$359,000	\$592,500	\$498,700	N/A	\$570,750	\$706,167	\$954,750	\$988,000	\$656,500
Duplex, Triplex, Fourplex, etc.	N/A														
Row Housing	N/A														
Apartment	N/A														
Manufactured Home	\$115,464	\$178,629	\$162,287	\$140,113	\$137,150	\$154,530	\$62,125	\$151,333	\$116,000	\$252,333	\$156,560	\$210,000	\$169,900	\$141,867	\$296,631
Median Sales Price by Structure Type															
Single Family	N/A														
Dwelling with Suite	N/A														
Duplex, Triplex, Fourplex, etc.	N/A														
Row Housing	N/A														
Apartment	N/A														
Manufactured Home	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

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6(1)(g)(iii)

Average and Median Housing Sale Prices by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	\$542,900	\$674,571	\$415,000	\$341,000	\$599,000	\$517,333	\$439,000	\$717,500	\$416,400	\$261,500	\$393,000	\$841,500	\$425,167	\$605,000	\$760,000
2-bedroom	\$226,938	\$397,656	\$497,100	\$471,823	\$263,600	\$487,011	\$597,806	\$526,266	\$378,500	\$527,000	\$439,983	\$625,344	\$637,667	\$715,132	\$610,067
3-or-more bedroom	\$426,054	\$637,481	\$501,054	\$581,106	\$693,623	\$522,521	\$537,500	\$554,136	\$554,628	\$534,081	\$631,677	N/A	\$888,498	\$1,003,979	\$907,357
Median Sales Price by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	N/A														
2-bedroom	N/A														
3-or-more bedroom	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(h)(i)

Average and Median Monthly Rent

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
Median	N/A														

Source: CMHC Primary Rental Market Survey

6(1)(h)(ii) Average and Median Monthly Rent by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more bedrooms															
Median															
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more-bedrooms															

Source: CMHC Primary Rental Market Survey

6(1)(i),(j) Vacancy Rate by Number of Bedrooms

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total												
No-bedroom												
1-bedroom												
2-bedroom												
3-or more bedroom												

Source: CMHC Primary Rental Market Survey

6(1)(k)(i),(ii),(iii) Rental Housing Units by Market

	Units	Date
Primary rental market	N/A	2019
Secondary rental market	N/A	N/A
Short-term rental market	240	2020-04-13

Source: CMHC Primary Rental Market Survey, AirDNA

6(1)(l) Units in Housing Cooperatives

	2020
Units in housing cooperatives	0

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(m)(i) Housing Units Demolished

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Number of units demolished										

6(1)(m)(ii) Housing Units Demolished by Structure Type

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total										
Single-Family										
Two-Family										
Suite or Apartment										

6(1)(m)(iii) Housing Units Demolished by Tenure

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total										
Owner										
Renter										
Other (Band Housing)										

6(1)(m)(iv) Housing Units Demolished by Number of Bedrooms

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total										
No-bedroom										
1-bedroom	N/A									
2-bedroom										
3-or-more bedrooms										

6(1)(n)(i) Housing Units Substantially Completed

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing units completed						25	16	23	20	17

Source: SCRD, Building Permit Data by Electoral Area

6(1)(n)(ii) Housing Units Substantially Completed by Structure Type

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total						110	134	124	144	156
Single-Family	N/A					110	134	123	142	108
Two-Family						N/A	N/A	N/A	N/A	N/A
Suite or Apartment						0	0	1	2	48**

Source: SCRD, Building Permits

*Note that this data does not counts only those suites constructed with a building permit at an independent time from the corresponding single family dwelling and does not count the dwellings that have 'roughed in' suites at time of construction in anticipation of future zoning bylaw changes.

** 46 of these are for a new purpose-built rental complex on *shishálh* (SIGD) land.

6(1)(n)(iii) Housing Units Substantially Completed by Tenure

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total										
Owner										
Renter	N/A									
Other (Band Housing)										

6(1)(n)(iv) Housing Units Substantially Completed by Number of Bedrooms

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total										
No-bedroom										
1-bedroom	N/A									
2-bedroom										
3-bedroom										

6(1)(o) Number of Beds Provided for Students by Post-Secondary Institutions in the Area

	2020
Number of beds	0

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(p) Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness

	2020
Beds for individuals experiencing homelessness	N/A
Beds for individuals at risk of experiencing homelessness	73*

Source: BC Housing

*All emergency shelter units in the whole SCRD, including shelter beds for individuals experiencing homelessness.

6(3)(a) New Homes Registered*

	2016	2017	2018
New homes registered	220	274	210

Source: BC Housing

*This data is for SCRD as a whole.

6(3)(b) New Homes Registered by Structure Type*

	2016	2017	2018
Total	220	274	210
Single-detached house	213	171	201
Multi-family unit	7	100	9
Purpose-built rental	0	3	0

Source: BC Housing

*This data is for SCRD as a whole.

6(3)(c) New Purpose-Built Rental Homes Registered*

	2016	2017	2018
New purpose-built rental homes registered	0	3	0

Source: BC Housing

*This data is for SCRD as a whole.

7(a)(i),(ii) Unaffordable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	1,290	100%	100%	1,270	100%	100%	1,375	100%	100%
Owner	1,070	83%	100%	1,025	81%	100%	1,055	77%	100%
Renter	225	17%	100%	245	19%	100%	315	23%	100%
Total households in unaffordable housing	290	22%	22%	300	24%	24%	320	23%	23%
Owner	235	18%	22%	180	14%	18%	180	13%	17%
Renter	55	4%	24%	120	9%	49%	140	10%	44%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(iii),(iv) Inadequate Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	1,290	100%	100%	1,270	100%	100%	1,375	100%	100%
Owner	1,070	83%	100%	1,025	81%	100%	1,055	77%	100%
Renter	225	17%	100%	245	19%	100%	315	23%	100%
Total households in inadequate housing	100	8%	8%	150	12%	12%	100	7%	7%
Owner	70	5%	7%	120	9%	12%	60	4%	6%
Renter	30	2%	13%	30	2%	12%	35	3%	11%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(v),(vi) Unsuitable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	1,290	100%	100%	1,270	100%	100%	1,375	100%	100%
Owner	1,070	83%	100%	1,025	81%	100%	1,055	77%	100%
Renter	225	17%	100%	245	19%	100%	315	23%	100%
Total households in unsuitable housing	85	7%	7%	50	4%	4%	35	3%	3%
Owner	35	3%	3%	25	2%	2%	10	1%	1%
Renter	45	3%	20%	25	2%	10%	20	1%	6%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(b),(c) Unemployment and Participation Rates for Population in Private Households

	2016
Unemployment rate	5.0%
Participation rate	65.0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(d),(e),(f),(g) Commute to Work for Population in Private Households

	2016	
	#	%
Total	1,095	100%
Commute within CSD	175	16%
Commute to different CSD within CD	745	68%
Commute to different CD within BC	150	14%
Commute to different province	15	1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(i),(ii) Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	1,290	100%	100%	1,265	100%	100%	1,370	100%	100%
Owner	1,065	83%	100%	1,025	81%	100%	1,050	77%	100%
Renter	220	17%	100%	240	19%	100%	315	23%	100%
Total in core housing need	230	18%	18%	165	13%	13%	255	19%	19%
Owner	165	13%	15%	80	6%	8%	115	8%	11%
Renter	70	5%	32%	90	7%	38%	140	10%	44%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(iii),(iv) Extreme Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	1,290	100%	100%	1,265	100%	100%	1,370	100%	100%
Owner	1,065	83%	100%	1,025	81%	100%	1,050	77%	100%
Renter	220	17%	100%	240	19%	100%	315	23%	100%
Total in extreme core housing need	85	7%	7%	100	8%	8%	100	7%	7%
Owner	65	5%	6%	50	4%	5%	45	3%	4%
Renter	15	1%	7%	45	4%	19%	50	4%	16%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Geography: Electoral District E

3(1)(a)(i) Total Population in Private Households			
	2006	2011	2016
Population	3,505	3,550	3,620

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(ii),(iii) Average and Median Age in Private Households			
	2006	2011	2016
Average	40.3	44.2	44.7
Median	44.4	48.8	49.2

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(iv) Age Group Distribution in Private Households						
	2006		2011		2016	
	#	%	#	%	#	%
Total	3,505	100%	3,545	100%	3,620	100%
0 to 14 years	630	18%	570	16%	585	16%
15 to 19 years	290	8%	240	7%	220	6%
20 to 24 years	110	3%	140	4%	160	4%
25 to 64 years	2,030	58%	1,960	55%	1,900	52%
65 to 84 years	440	13%	600	17%	675	19%
85 years and over	10	0%	45	1%	75	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(v) Private Households			
	2006	2011	2016
Households	1,415	1,430	1,535

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(vi) Average Private Household Size			
	2006	2011	2016
Average household size	2.5	2.5	2.4

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(vii) Private Households by Size						
	2006		2011		2016	
	#	%	#	%	#	%
Total	1,415	100%	1,430	100%	1,535	100%
1-person	330	23%	310	22%	415	27%
2-person	550	39%	575	40%	600	39%
3-person	215	15%	225	16%	200	13%
4-person	220	16%	220	15%	245	16%
5-or-more-person	105	7%	105	7%	75	5%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(viii) Private Households by Tenure						
	2006		2011		2016	
	#	%	#	%	#	%
Total	1,415	100%	1,430	100%	1,535	100%
Owner	1,230	87%	1,325	93%	1,275	83%
Renter	185	13%	110	8%	260	17%
Other (Band Housing)	0	0%	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(ix) Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)

	2006		2011		2016	
	#	%	#	%	#	%
Renter households	185	100%	115	100%	260	100%
Renter households in subsidized housing	N/A	N/A	0	0%	35	13%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(x) Mobility Status of Population in Private Households

	2006	2011	2016
Total	3,480	3,550	3,610
Mover	490	360	595
Migrant	345	200	240
Non-migrant	140	160	355
Non-mover	2,990	3,185	3,020

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(b) Population Growth in Private Households (period between indicated census and census preceding it)

	2006	2011	2016
Growth (#)	-	45	70
Percentage Growth (%)	-	1.3%	2.0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(c) Number of Students Enrolled in Post-Secondary Institutions Located in the Area

	2006	2011	2016
Students	0	0	0

Source: Data Set Published by BC Ministry of Advanced Education, Skills and Training

3(1)(d) Number of Individuals Experiencing Homelessness

	2020
Individuals experiencing homelessness	N/A

3(2)(a) Anticipated Population

	2020	2021	2022	2023	2024	2025
Anticipated population	3,688	3,694	3,698	3,704	3,708	3,712

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(b) Anticipated Population Growth (from 2020 to indicated period)

	2020	2021	2022	2023	2024	2025
Anticipated growth (#)	-	6	10	16	20	24
Anticipated percentage growth (%)	-	0.2%	0.3%	0.4%	0.5%	0.7%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(c),(d) Anticipated Average and Median Age

	2020	2021	2022	2023	2024	2025
Anticipated average age	45.8	45.9	46.0	46.0	46.1	46.2
Anticipated median age	50.8	50.8	50.9	50.9	51	51

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(e) Anticipated Age Group Distribution

	2020		2021		2022		2023		2024		2025	
	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total	3,688	100%	3,694	100%	3,698	100%	3,704	100%	3,708	100%	3,712	100%
0 to 14 years	561	15%	559	15%	556	15%	555	15%	552	15%	550	15%
15 to 19 years	191	5%	190	5%	189	5%	188	5%	188	5%	187	5%
20 to 24 years	136	4%	136	4%	136	4%	136	4%	137	4%	137	4%
25 to 64 years	1,997	54%	2,000	54%	2,003	54%	2,006	54%	2,008	54%	2,010	54%
65 to 84 years	730	20%	735	20%	740	20%	744	20%	748	20%	752	20%
85 years and over	73	2%	74	2%	74	2%	75	2%	75	2%	76	2%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(f) Anticipated Households

	2020	2021	2022	2023	2024	2025
Anticipated households	1,566	1,570	1,574	1,577	1,580	1,583

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(g) Anticipated Average Household Size

	2020	2021	2022	2023	2024	2025
Anticipated average household size	2.36	2.35	2.35	2.35	2.35	2.34

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

4(a),(b) Average and Median Before-Tax Private Household Income

	2006	2011	2016
Average	\$72,720	\$87,048	\$85,061
Median	\$60,091	\$70,751	\$70,501

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(c) Before-Tax Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,415	100%	1,435	100%	1,535	100%
\$0-\$4,999	35	2%	20	1%	25	2%
\$5,000-\$9,999	15	1%	0	0%	20	1%
\$10,000-\$14,999	20	1%	20	1%	35	2%
\$15,000-\$19,999	60	4%	25	2%	75	5%
\$20,000-\$24,999	60	4%	95	7%	80	5%
\$25,000-\$29,999	80	6%	45	3%	40	3%
\$30,000-\$34,999	120	8%	75	5%	75	5%
\$35,000-\$39,999	65	5%	30	2%	45	3%
\$40,000-\$44,999	70	5%	80	6%	85	6%
\$45,000-\$49,999	70	5%	50	3%	90	6%
\$50,000-\$59,999	125	9%	110	8%	90	6%
\$60,000-\$69,999	55	4%	150	10%	105	7%
\$70,000-\$79,999	95	7%	115	8%	130	8%
\$80,000-\$89,999	85	6%	135	9%	75	5%
\$90,000-\$99,999	80	6%	70	5%	80	5%
\$100,000-\$124,999	190	13%	160	11%	165	11%
\$125,000-\$149,999	95	7%	75	5%	80	5%
\$150,000-\$199,999	95	7%	125	9%	165	11%
\$200,000 and over	10	1%	40	3%	80	5%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(d) Before-Tax Renter Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	185	100%	115	100%	255	100%
\$0-\$4,999	15	8%	0	0%	10	4%
\$5,000-\$9,999	0	0%	0	0%	0	0%
\$10,000-\$14,999	10	5%	0	0%	10	4%
\$15,000-\$19,999	0	0%	0	0%	60	24%
\$20,000-\$24,999	10	5%	0	0%	30	12%
\$25,000-\$29,999	30	16%	0	0%	20	8%
\$30,000-\$34,999	30	16%	0	0%	20	8%
\$35,000-\$39,999	0	0%	0	0%	0	0%
\$40,000-\$44,999	20	11%	0	0%	10	4%
\$45,000-\$49,999	15	8%	0	0%	0	0%
\$50,000-\$59,999	10	5%	0	0%	25	10%
\$60,000-\$69,999	0	0%	0	0%	15	6%
\$70,000-\$79,999	10	5%	0	0%	15	6%
\$80,000-\$89,999	0	0%	0	0%	10	4%
\$90,000-\$99,999	10	5%	0	0%	10	4%
\$100,000-\$124,999	20	11%	0	0%	10	4%
\$125,000-\$149,999	0	0%	0	0%	10	4%
\$150,000-\$199,999	0	0%	0	0%	20	8%
\$200,000 and over	0	0%	0	0%	10	4%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(e) Before-Tax Owner Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,225	100%	1,320	100%	1,275	100%
\$0-\$4,999	20	2%	20	2%	25	2%
\$5,000-\$9,999	15	1%	0	0%	10	1%
\$10,000-\$14,999	10	1%	15	1%	25	2%
\$15,000-\$19,999	60	5%	25	2%	15	1%
\$20,000-\$24,999	50	4%	90	7%	50	4%
\$25,000-\$29,999	50	4%	45	3%	20	2%
\$30,000-\$34,999	95	8%	70	5%	60	5%
\$35,000-\$39,999	55	4%	30	2%	35	3%
\$40,000-\$44,999	50	4%	70	5%	70	5%
\$45,000-\$49,999	60	5%	40	3%	85	7%
\$50,000-\$59,999	115	9%	105	8%	70	5%
\$60,000-\$69,999	50	4%	120	9%	90	7%
\$70,000-\$79,999	85	7%	105	8%	115	9%
\$80,000-\$89,999	85	7%	135	10%	70	5%
\$90,000-\$99,999	65	5%	65	5%	70	5%
\$100,000-\$124,999	170	14%	155	12%	165	13%
\$125,000-\$149,999	95	8%	70	5%	75	6%
\$150,000-\$199,999	90	7%	115	9%	150	12%
\$200,000 and over	10	1%	40	3%	75	6%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(f),(g) Average and Median Before-Tax Private Household Income by Tenure

	2006	2011	2016
Average	\$72,720	\$87,048	\$85,061
Owner	\$76,474	\$88,259	\$92,080
Renter	\$47,959	\$72,668	\$50,458
Median	\$60,091	\$70,751	\$70,501
Owner	\$69,437	\$72,658	\$74,915
Renter	\$38,734	\$63,044	\$27,239

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(a) Workers in the Labour Force for Population in Private Households

	2006	2011	2016
Workers in labour force	1,935	1,910	1,935

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(b) Workers by NAICS Sector for Population in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,935	100%	1,910	100%	1,940	100%
All Categories	1,905	98%	1,890	99%	1,930	99%
11 Agriculture, forestry, fishing and hunting	110	6%	45	2%	85	4%
21 Mining, quarrying, and oil and gas extraction	15	1%	15	1%	10	1%
22 Utilities	10	1%	0	0%	0	0%
23 Construction	280	14%	145	8%	210	11%
31-33 Manufacturing	280	14%	185	10%	185	10%
41 Wholesale trade	40	2%	75	4%	65	3%
44-45 Retail trade	235	12%	270	14%	245	9%
48-49 Transportation and warehousing	95	5%	100	5%	125	6%
51 Information and cultural industries	50	3%	55	3%	40	2%
52 Finance and insurance	80	4%	115	6%	40	2%
53 Real estate and rental and leasing	35	2%	30	2%	25	1%
54 Professional, scientific and technical services	75	4%	135	7%	150	8%
55 Management of companies and enterprises	0	0%	0	0%	0	0%
56 Administrative and support, waste management and remediation services	65	3%	120	6%	85	4%
61 Educational services	85	4%	90	5%	125	6%
62 Health care and social assistance	155	8%	155	8%	145	7%
71 Arts, entertainment and recreation	40	2%	65	3%	85	4%
72 Accommodation and food services	115	6%	170	9%	185	10%
81 Other services (except public administration)	95	5%	55	3%	75	4%
91 Public administration	55	3%	55	3%	55	3%
Not Applicable	25	1%	20	1%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(a) Housing Units for Private Households

	2016
Housing units	1,535

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(b) Housing Units by Structural Type for Private Households

	2016	
	#	%
Total	1,535	100%
Single-detached house	1,400	91%
Apartment in a building that has five or more storeys	0	0%
Other attached dwelling	90	6%
Semi-detached house	20	1%
Row house	0	0%
Apartment or flat in a duplex	50	3%
Apartment in a building that has fewer than five storeys	10	1%
Other single-attached house	10	1%
Movable dwelling	45	3%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(c) Housing Units by Number of Bedrooms for Private Households

	2016
Total	1,530
No-bedroom	10
1-bedroom	135
2-bedroom	370
3-bedroom	625
4-or-more-bedroom	390

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(d) Housing by Period of Construction for Private Households

	2016	
	#	%
Total	1,535	100%
1960 or earlier	145	9%
1961-1980	470	31%
1981-1990	315	21%
1991-2000	330	21%
2001-2010	220	14%
2011-2016	50	3%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(e) Subsidized Housing Units

	2016
Subsidized housing units	560*

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

*This data is for SCRD as a whole.

6(1)(f)(i) Average and Median Assessed Housing Values

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	\$514,499	\$377,003	\$415,322	\$419,005	\$414,656	\$428,396	\$411,186	\$401,241	\$393,124	\$391,808	\$417,976	\$543,164	\$623,904	\$704,901	\$695,830
Median	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(f)(ii)

Average and Median Assessed Housing Values by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type															
Single Family	\$353,727	\$414,196	\$455,821	\$459,663	\$455,394	\$466,216	\$441,624	\$428,033	\$425,113	\$420,064	\$452,173	\$586,749	\$672,798	\$763,613	\$740,274
Dwelling with Suite	\$292,000	\$335,217	\$361,483	\$404,488	\$445,856	\$477,515	\$462,573	\$451,930	\$446,556	\$430,480	\$462,874	\$601,557	\$712,251	\$802,631	\$770,092
Duplex, Triplex, Fourplex, etc.	\$232,750	\$317,400	\$361,800	\$361,800	\$383,000	\$384,200	\$360,400	\$356,600	\$360,800	\$337,400	\$376,800	\$494,800	\$527,200	\$494,250	\$455,000
Row Housing	N/A														
Apartment	N/A														
Manufactured Home	\$94,730	\$115,946	\$126,994	\$125,548	\$101,907	\$105,430	\$109,183	\$110,212	\$108,374	\$102,399	\$109,017	\$129,290	\$134,325	\$177,454	\$228,594
Seasonal Dwelling	\$421,929	\$485,444	\$533,575	\$528,538	\$532,994	\$517,569	\$501,294	\$443,718	\$437,312	\$446,218	\$491,441	\$671,675	\$816,412	\$893,231	\$877,038
Other*	N/A														
2 Acres or More (Single Family Dwelling, Duplex)	\$437,396	\$530,590	\$576,690	\$578,402	\$563,830	\$596,409	\$582,342	\$581,239	\$524,791	\$547,095	\$551,466	\$736,403	\$841,621	\$917,534	\$968,065
2 Acres or More (Manufactured Home)	\$235,560	\$298,500	\$334,375	\$398,917	\$432,195	\$462,805	\$458,982	\$451,971	\$424,125	\$457,600	\$435,555	\$579,152	\$607,167	\$681,585	\$744,480
Median Assessed Value by Structural Type															
Single Family	N/A														
Dwelling with Suite	N/A														
Duplex, Triplex, Fourplex, etc.	N/A														
Row Housing	N/A														
Apartment	N/A														
Manufactured Home	N/A														
Seasonal Dwelling	N/A														
Other*	N/A														
2 Acres or More (Single Family Dwelling, Duplex)	N/A														
2 Acres or More (Manufactured Home)	N/A														

Source: BC Assessment

**"Other" includes properties subject to section 19(8) of the Assessment Act.

**Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

***All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(f)(iii)

Average and Median Assessed Housing Values by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	\$330,938	\$411,724	\$453,073	\$453,640	\$439,784	\$452,995	\$433,089	\$413,424	\$402,218	\$400,525	\$417,074	\$543,661	\$622,200	\$721,461	\$724,700
2-bedroom	\$214,025	\$257,613	\$291,234	\$292,669	\$291,327	\$298,738	\$294,317	\$294,134	\$283,843	\$290,308	\$310,766	\$408,084	\$466,543	\$515,943	\$514,831
3-or-more bedroom	\$800,393	\$421,780	\$461,894	\$465,816	\$459,838	\$476,111	\$453,553	\$437,262	\$429,858	\$426,301	\$454,824	\$590,261	\$677,767	\$765,774	\$755,905
Median Assessed Value by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	N/A	N/A	\$453,073	\$453,640	\$439,784	\$452,995	\$433,089	\$413,424	\$402,218	\$400,525	\$417,074	\$543,661	\$622,200	\$721,461	\$724,700
2-bedroom	N/A	N/A	\$291,234	\$292,669	\$291,327	\$298,738	\$294,317	\$294,134	\$283,843	\$290,308	\$310,766	\$408,084	\$466,543	\$515,943	\$514,831
3-or-more bedroom	N/A	N/A	\$461,894	\$465,816	\$459,838	\$476,111	\$453,553	\$437,262	\$429,858	\$426,301	\$454,824	\$590,261	\$677,767	\$765,774	\$755,905

Source: BC Assessment

*Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(g)(i)

Average and Median Housing Sale Prices

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	\$299,889	\$321,239	\$406,107	\$374,655	\$391,204	\$360,438	\$395,246	\$341,203	\$387,642	\$417,668	\$440,656	\$511,259	\$627,934	\$675,626	\$698,217
Median	N/A														

Source: BC Assessment

**Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

***All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(g)(ii) Average and Median Housing Sale Prices by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Structure Type															
Single Family	\$358,177	\$438,570	\$480,541	\$425,171	\$453,257	\$459,535	\$483,917	\$438,618	\$455,130	\$439,892	\$489,225	\$546,669	\$737,250	\$750,409	\$821,683
Dwelling with Suite	\$237,803	N/A	N/A	\$290,000	N/A	\$559,000	\$504,000	\$439,611	\$465,510	\$384,300	\$542,542	\$660,250	\$845,164	\$757,071	\$702,000
Duplex, Triplex, Fourplex, etc.	N/A														
Row Housing	N/A														
Apartment	N/A														
Manufactured Home	\$66,880	\$98,779	\$79,953	\$104,550	\$86,750	\$126,074	\$95,194	\$127,488	\$93,809	\$50,500	\$63,200	\$94,732	\$170,081	\$171,247	\$223,690
Median Sales Price by Structure Type															
Single Family	N/A														
Dwelling with Suite	N/A														
Duplex, Triplex, Fourplex, etc.	N/A														
Row Housing	N/A														
Apartment	N/A														
Manufactured Home	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(g)(iii) Average and Median Housing Sale Prices by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	\$344,083	\$441,333	\$416,200	\$290,000	\$434,000	\$325,000	\$700,000	\$362,600	\$412,667	\$537,167	\$570,000	\$447,150	\$570,000	\$690,000	\$825,000
2-bedroom	\$176,366	\$171,283	\$242,874	\$282,381	\$275,056	\$245,849	\$282,084	\$215,898	\$232,563	\$291,955	\$307,790	\$392,025	\$405,278	\$344,808	\$520,533
3-or-more bedroom	\$340,840	\$399,006	\$454,843	\$410,430	\$453,457	\$418,990	\$452,616	\$402,571	\$456,390	\$444,624	\$509,680	N/A	\$693,390	\$740,469	\$758,657
Median Sales Price by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	N/A														
2-bedroom	N/A														
3-or-more bedroom	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(h)(i) Average and Median Monthly Rent

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
Median	N/A														

Source: CMHC Primary Rental Market Survey

6(1)(h)(ii)	Average and Median Monthly Rent by Number of Bedrooms														
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more bedrooms															
Median															
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more-bedrooms															

Source: CMHC Primary Rental Market Survey

6(1)(i),(j)	Vacancy Rate by Number of Bedrooms											
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total												
No-bedroom												
1-bedroom												
2-bedroom												
3-or more bedroom												

Source: CMHC Primary Rental Market Survey

6(1)(k)(i),(ii),(iii)	Rental Housing Units by Market	
	Units	Date
Primary rental market	N/A	2019
Secondary rental market	N/A	N/A
Short-term rental market	64	2020-04-13

Source: CMHC Primary Rental Market Survey, AirDNA

6(1)(l)	Units in Housing Cooperatives
	2020
Units in housing cooperatives	0

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(m)(i)	Housing Units Demolished									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Number of units demolished										

6(1)(m)(ii)	Housing Units Demolished by Structure Type									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total										
Single-Family										
Two-Family										
Suite or Apartment										

6(1)(m)(iii)	Housing Units Demolished by Tenure									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total										
Owner										
Renter										
Other (Band Housing)										

6(1)(m)(iv) Housing Units Demolished by Number of Bedrooms		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total											
No-bedroom											
1-bedroom											
2-bedroom											
3-or-more bedrooms											

6(1)(n)(i) Housing Units Substantially Completed		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing units completed				N/A			14	35	19	28	10

Source: SCRD, Building Permit Data by Electoral Area

6(1)(n)(ii) Housing Units Substantially Completed by Structure Type		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total							110	134	124	144	156
Single-Family							110	134	123	142	108
Two-Family				N/A			N/A	N/A	N/A	N/A	N/A
Suite or Apartment							0	0	1	2	48**

Source: SCRD, Building Permits

*Note that this data does not count only those suites constructed with a building permit at an independent time from the corresponding single family dwelling and does not count the dwellings that have 'roughed in' suites at time of construction in anticipation of future zoning bylaw changes.

** 46 of these are for a new purpose-built rental complex on *shishálh* (SIGD) land.

6(1)(n)(iii) Housing Units Substantially Completed by Tenure		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total											
Owner											
Renter											
Other (Band Housing)											

6(1)(n)(iv) Housing Units Substantially Completed by Number of Bedrooms		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total											
No-bedroom											
1-bedroom											
2-bedroom											
3-bedroom											

6(1)(o) Number of Beds Provided for Students by Post-Secondary Institutions in the Area

	2020
Number of beds	0

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(p) Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness

	2020
Beds for individuals experiencing homelessness	N/A
Beds for individuals at risk of experiencing homelessness	73*

Source: BC Housing

*All emergency shelter units in the whole SCRD, including shelter beds for individuals experiencing homelessness.

6(3)(a)	New Homes Registered*		
	2016	2017	2018
New homes registered	220	274	210

Source: BC Housing

*This data is for SCRD as a whole.

6(3)(b)	New Homes Registered by Structure Type*		
	2016	2017	2018
Total	220	274	210
Single-detached house	213	171	201
Multi-family unit	7	100	9
Purpose-built rental	0	3	0

Source: BC Housing

*This data is for SCRD as a whole.

6(3)(c)	New Purpose-Built Rental Homes Registered*		
	2016	2017	2018
New purpose-built rental homes registered	0	3	0

Source: BC Housing

*This data is for SCRD as a whole.

7(a)(i),(ii)	Unaffordable Housing by Tenure for Private Households								
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	1,355	100%	100%	1,380	100%	100%	1,470	100%	100%
Owner	1,185	87%	100%	1,275	92%	100%	1,220	83%	100%
Renter	170	13%	100%	105	8%	100%	250	17%	100%
Total households in unaffordable housing	275	20%	20%	230	17%	17%	305	21%	21%
Owner	210	15%	18%	210	15%	16%	175	12%	14%
Renter	70	5%	41%	20	1%	19%	125	9%	50%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(iii),(iv)	Inadequate Housing by Tenure for Private Households								
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	1,355	100%	100%	1,380	100%	100%	1,470	100%	100%
Owner	1,185	87%	100%	1,275	92%	100%	1,220	83%	100%
Renter	170	13%	100%	105	8%	100%	250	17%	100%
Total households in inadequate housing	90	7%	7%	105	8%	8%	100	7%	7%
Owner	65	5%	5%	110	8%	9%	85	6%	7%
Renter	20	1%	12%	0	0%	0%	15	1%	6%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(v),(vi)	Unsuitable Housing by Tenure for Private Households								
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	1,355	100%	100%	1,380	100%	100%	1,470	100%	100%
Owner	1,185	87%	100%	1,275	92%	100%	1,220	83%	100%
Renter	170	13%	100%	105	8%	100%	250	17%	100%
Total households in unsuitable housing	50	4%	4%	50	4%	4%	70	5%	5%
Owner	35	3%	3%	40	3%	3%	40	3%	3%
Renter	15	1%	9%	0	0%	0%	30	2%	12%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(b),(c) Unemployment and Participation Rates for Population in Private Households

	2016
Unemployment rate	6.2%
Participation rate	63.7%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(d),(e),(f),(g) Commute to Work for Population in Private Households

	2016	
	#	%
Total	1,195	100%
Commute within CSD	60	5%
Commute to different CSD within CD	950	79%
Commute to different CD within BC	185	15%
Commute to different province	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(i),(ii) Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	1,360	100%	100%	1,380	100%	100%	1,470	100%	100%
Owner	1,185	87%	100%	1,275	92%	100%	1,220	83%	100%
Renter	170	13%	100%	110	8%	100%	245	17%	100%
Total in core housing need	265	19%	19%	65	5%	5%	175	12%	12%
Owner	185	14%	16%	60	4%	5%	55	4%	5%
Renter	75	6%	44%	0	0%	0%	115	8%	47%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(iii),(iv) Extreme Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	1,360	100%	100%	1,380	100%	100%	1,470	100%	100%
Owner	1,185	87%	100%	1,275	92%	100%	1,220	83%	100%
Renter	170	13%	100%	110	8%	100%	245	17%	100%
Total in extreme core housing need	105	8%	8%	25	2%	2%	90	6%	6%
Owner	80	6%	7%	20	1%	2%	15	1%	1%
Renter	25	2%	15%	0	0%	0%	75	5%	31%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Geography: Electoral District F

3(1)(a)(i) Total Population in Private Households			
	2006	2011	2016
Population	2,220	1,875	1,990

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(ii),(iii) Average and Median Age in Private Households			
	2006	2011	2016
Average	43.2	46.1	50.2
Median	46.9	50.3	55.3

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(iv) Age Group Distribution in Private Households						
	2006		2011		2016	
	#	%	#	%	#	%
Total	2,225	100%	1,875	100%	1,990	100%
0 to 14 years	350	16%	210	11%	215	11%
15 to 19 years	105	5%	105	6%	65	3%
20 to 24 years	95	4%	65	3%	85	4%
25 to 64 years	1,320	59%	1,135	61%	1,075	54%
65 to 84 years	315	14%	300	16%	520	26%
85 years and over	20	1%	40	2%	40	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(v) Private Households			
	2006	2011	2016
Households	975	890	955

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(vi) Average Private Household Size			
	2006	2011	2016
Average household size	2.3	2.1	2.1

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(vii) Private Households by Size						
	2006		2011		2016	
	#	%	#	%	#	%
Total	975	100%	890	100%	955	100%
1-person	275	28%	250	28%	295	31%
2-person	410	42%	420	47%	425	45%
3-person	120	12%	100	11%	125	13%
4-person	95	10%	80	9%	75	8%
5-or-more-person	75	8%	35	4%	35	4%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(viii) Private Households by Tenure						
	2006		2011		2016	
	#	%	#	%	#	%
Total	975	100%	890	100%	955	100%
Owner	735	75%	650	73%	775	81%
Renter	235	24%	235	26%	185	19%
Other (Band Housing)	0	0%	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(ix) Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)

	2006		2011		2016	
	#	%	#	%	#	%
Renter households	235	100%	235	100%	180	100%
Renter households in subsidized housing	N/A	N/A	0	0%	10	6%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(a)(x) Mobility Status of Population in Private Households

	2006	2011	2016
Total	2,215	1,855	1,975
Mover	285	320	365
Migrant	180	180	260
Non-migrant	100	145	100
Non-mover	1,935	1,530	1,615

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(b) Population Growth in Private Households (period between indicated census and census preceding it)

	2006	2011	2016
Growth (#)	-	-345	115
Percentage Growth (%)	-	-15.5%	6.1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3(1)(c) Number of Students Enrolled in Post-Secondary Institutions Located in the Area

	2006	2011	2016
Students	0	0	0

Source: Data Set Published by BC Ministry of Advanced Education, Skills and Training

3(1)(d) Number of Individuals Experiencing Homelessness

	2020
Individuals experiencing homelessness	N/A

3(2)(a) Anticipated Population

	2020	2021	2022	2023	2024	2025
Anticipated population	2,049	2,050	2,051	2,052	2,053	2,055

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(b) Anticipated Population Growth (from 2020 to indicated period)

	2020	2021	2022	2023	2024	2025
Anticipated growth (#)	-	1	2	3	4	6
Anticipated percentage growth (%)	-	0.0%	0.1%	0.1%	0.2%	0.3%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(c),(d) Anticipated Average and Median Age

	2020	2021	2022	2023	2024	2025
Anticipated average age	49.9	50.0	50.1	50.1	50.2	50.3
Anticipated median age	55	55	55.1	55.2	55.2	55.3

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(e) Anticipated Age Group Distribution

	2020		2021		2022		2023		2024		2025	
	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total	2,049	100%	2,050	100%	2,051	100%	2,052	100%	2,053	100%	2,055	100%
0 to 14 years	215	10%	213	10%	211	10%	209	10%	207	10%	205	10%
15 to 19 years	82	4%	82	4%	81	4%	81	4%	80	4%	80	4%
20 to 24 years	86	4%	87	4%	87	4%	87	4%	87	4%	88	4%
25 to 64 years	1,096	53%	1,095	53%	1,095	53%	1,095	53%	1,096	53%	1,095	53%
65 to 84 years	518	25%	520	25%	523	25%	526	26%	529	26%	532	26%
85 years and over	52	3%	53	3%	54	3%	54	3%	54	3%	55	3%

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(f) Anticipated Households

	2020	2021	2022	2023	2024	2025
Anticipated households	951	953	954	956	958	959

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(g) Anticipated Average Household Size

	2020	2021	2022	2023	2024	2025
Anticipated average household size	2.15	2.15	2.15	2.15	2.14	2.14

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

4(a),(b) Average and Median Before-Tax Private Household Income

	2006	2011	2016
Average	\$75,473	\$88,922	\$87,109
Median	\$61,995	\$68,767	\$65,729

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(c) Before-Tax Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	975	100%	885	100%	955	100%
\$0-\$4,999	25	3%	45	5%	25	3%
\$5,000-\$9,999	30	3%	0	0%	10	1%
\$10,000-\$14,999	35	4%	0	0%	40	4%
\$15,000-\$19,999	20	2%	25	3%	10	1%
\$20,000-\$24,999	50	5%	55	6%	60	6%
\$25,000-\$29,999	40	4%	80	9%	40	4%
\$30,000-\$34,999	0	0%	20	2%	60	6%
\$35,000-\$39,999	70	7%	40	5%	35	4%
\$40,000-\$44,999	40	4%	60	7%	45	5%
\$45,000-\$49,999	40	4%	45	5%	35	4%
\$50,000-\$59,999	110	11%	30	3%	55	6%
\$60,000-\$69,999	65	7%	85	10%	95	10%
\$70,000-\$79,999	50	5%	85	10%	75	8%
\$80,000-\$89,999	75	8%	40	5%	60	6%
\$90,000-\$99,999	75	8%	45	5%	40	4%
\$100,000-\$124,999	80	8%	75	8%	85	9%
\$125,000-\$149,999	45	5%	60	7%	75	8%
\$150,000-\$199,999	75	8%	50	6%	45	5%
\$200,000 and over	30	3%	35	4%	60	6%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(d) Before-Tax Renter Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	235	100%	235	100%	180	100%
\$0-\$4,999	10	4%	0	0%	15	8%
\$5,000-\$9,999	0	0%	0	0%	10	6%
\$10,000-\$14,999	15	6%	0	0%	20	11%
\$15,000-\$19,999	0	0%	0	0%	0	0%
\$20,000-\$24,999	40	17%	0	0%	20	11%
\$25,000-\$29,999	10	4%	0	0%	15	8%
\$30,000-\$34,999	0	0%	0	0%	25	14%
\$35,000-\$39,999	15	6%	0	0%	10	6%
\$40,000-\$44,999	0	0%	40	17%	10	6%
\$45,000-\$49,999	10	4%	0	0%	15	8%
\$50,000-\$59,999	55	23%	0	0%	10	6%
\$60,000-\$69,999	10	4%	35	15%	10	6%
\$70,000-\$79,999	10	4%	0	0%	0	0%
\$80,000-\$89,999	15	6%	0	0%	10	6%
\$90,000-\$99,999	10	4%	0	0%	0	0%
\$100,000-\$124,999	15	6%	0	0%	15	8%
\$125,000-\$149,999	0	0%	0	0%	15	8%
\$150,000-\$199,999	0	0%	0	0%	0	0%
\$200,000 and over	10	4%	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(e) Before-Tax Owner Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	735	100%	650	100%	770	100%
\$0-\$4,999	20	3%	0	0%	10	1%
\$5,000-\$9,999	25	3%	0	0%	10	1%
\$10,000-\$14,999	15	2%	0	0%	25	3%
\$15,000-\$19,999	10	1%	0	0%	10	1%
\$20,000-\$24,999	15	2%	20	3%	35	5%
\$25,000-\$29,999	30	4%	70	11%	30	4%
\$30,000-\$34,999	10	1%	0	0%	35	5%
\$35,000-\$39,999	55	7%	30	5%	25	3%
\$40,000-\$44,999	35	5%	25	4%	40	5%
\$45,000-\$49,999	30	4%	45	7%	20	3%
\$50,000-\$59,999	55	7%	25	4%	50	6%
\$60,000-\$69,999	60	8%	45	7%	90	12%
\$70,000-\$79,999	45	6%	90	14%	70	9%
\$80,000-\$89,999	65	9%	25	4%	55	7%
\$90,000-\$99,999	65	9%	45	7%	40	5%
\$100,000-\$124,999	65	9%	70	11%	70	9%
\$125,000-\$149,999	40	5%	35	5%	60	8%
\$150,000-\$199,999	80	11%	40	6%	45	6%
\$200,000 and over	20	3%	30	5%	60	8%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4(f),(g) Average and Median Before-Tax Private Household Income by Tenure

	2006	2011	2016
Average	\$75,473	\$88,922	\$87,109
Owner	\$82,709	\$96,258	\$96,766
Renter	\$52,998	\$68,584	\$46,498
Median	\$61,995	\$68,767	\$65,729
Owner	\$71,969	\$70,876	\$71,319
Renter	\$47,272	\$44,809	\$33,984

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(a) Workers in the Labour Force for Population in Private Households

	2006	2011	2016
Workers in labour force	1,280	1,075	1,060

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

5(b) Workers by NAICS Sector for Population in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,280	100%	1,075	100%	1,060	100%
All Categories	1,270	99%	1,040	97%	1,055	100%
11 Agriculture, forestry, fishing and hunting	40	3%	70	7%	45	4%
21 Mining, quarrying, and oil and gas extraction	0	0%	0	0%	0	0%
22 Utilities	10	1%	0	0%	10	1%
23 Construction	210	16%	75	7%	95	9%
31-33 Manufacturing	125	10%	115	11%	85	8%
41 Wholesale trade	15	1%	0	0%	0	0%
44-45 Retail trade	105	8%	85	8%	125	9%
48-49 Transportation and warehousing	115	9%	155	14%	75	7%
51 Information and cultural industries	30	2%	10	1%	20	2%
52 Finance and insurance	10	1%	0	0%	20	2%
53 Real estate and rental and leasing	30	2%	0	0%	20	2%
54 Professional, scientific and technical services	95	7%	70	7%	100	9%
55 Management of companies and enterprises	25	2%	0	0%	0	0%
56 Administrative and support, waste management and remediation services	70	5%	55	5%	65	6%
61 Educational services	130	10%	85	8%	120	11%
62 Health care and social assistance	100	8%	100	9%	105	10%
71 Arts, entertainment and recreation	35	3%	35	3%	35	3%
72 Accommodation and food services	65	5%	25	2%	65	6%
81 Other services (except public administration)	25	2%	55	5%	35	3%
91 Public administration	40	3%	35	3%	35	3%
Not Applicable	15	1%	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(a) Housing Units for Private Households

	2016
Housing units	955

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(b) Housing Units by Structural Type for Private Households

	2016	
	#	%
Total	955	100%
Single-detached house	875	92%
Apartment in a building that has five or more storeys	0	0%
Other attached dwelling	70	7%
Semi-detached house	0	0%
Row house	10	1%
Apartment or flat in a duplex	60	6%
Apartment in a building that has fewer than five storeys	0	0%
Other single-attached house	0	0%
Movable dwelling	15	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(c) Housing Units by Number of Bedrooms for Private Households

	2016
Total	955
No-bedroom	10
1-bedroom	115
2-bedroom	255
3-bedroom	285
4-or-more-bedroom	295

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(d) Housing by Period of Construction for Private Households

	2016	
	#	%
Total	960	100%
1960 or earlier	170	18%
1961-1980	280	29%
1981-1990	150	16%
1991-2000	155	16%
2001-2010	125	13%
2011-2016	65	7%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

6(1)(e) Subsidized Housing Units

	2016
Subsidized housing units	560*

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

*This data is for SCRD as a whole.

6(1)(f)(i) Average and Median Assessed Housing Values

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	\$399,778	\$476,087	\$552,050	\$543,358	\$541,475	\$569,299	\$553,535	\$540,037	\$525,850	\$536,042	\$560,474	\$688,507	\$760,565	\$840,335	\$827,485
Median	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(f)(ii)

Average and Median Assessed Housing Values by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type															
Single Family	\$363,518	\$429,773	\$496,975	\$498,294	\$485,038	\$499,769	\$483,413	\$469,239	\$447,631	\$465,584	\$480,445	\$600,916	\$648,957	\$708,277	\$693,543
Dwelling with Suite	\$486,567	\$417,809	\$474,782	\$474,782	\$472,873	\$479,654	\$475,195	\$467,081	\$449,215	\$459,362	\$517,120	\$657,498	\$734,888	\$807,524	\$780,102
Duplex, Triplex, Fourplex, etc.	\$146,600	\$154,800	\$159,700	\$159,700	\$192,700	\$177,600	\$188,500	\$181,200	\$164,000	\$158,900	\$224,500	\$276,000	\$277,000	N/A	N/A
Row Housing	N/A														
Apartment	N/A														
Manufactured Home	\$77,535	\$92,277	\$78,607	\$78,595	\$81,900	\$86,117	\$95,921	\$114,800	\$112,472	\$108,945	\$120,662	\$143,911	\$144,697	\$183,177	\$181,354
Seasonal Dwelling	\$232,275	\$259,547	\$301,297	\$301,081	\$300,797	\$297,629	\$285,414	\$274,095	\$256,126	\$269,668	\$271,774	\$310,715	\$347,779	\$368,142	\$373,887
Other*	N/A														
2 Acres or More (Single Family Dwelling, Duplex)	\$562,890	\$632,013	\$705,488	\$703,488	\$709,129	\$744,571	\$719,169	\$700,397	\$675,115	\$614,846	\$647,885	\$750,905	\$824,132	\$908,717	\$897,439
2 Acres or More (Manufactured Home)	\$406,300	\$517,500	\$584,933	\$584,933	\$529,600	\$464,175	\$476,175	\$432,300	\$392,600	\$370,213	\$389,278	\$483,556	\$530,644	\$694,167	\$715,850
Median Assessed Value by Structural Type															
Single Family	N/A														
Dwelling with Suite	N/A														
Duplex, Triplex, Fourplex, etc.	N/A														
Row Housing	N/A														
Apartment	N/A														
Manufactured Home	N/A														
Seasonal Dwelling	N/A														
Other*	N/A														
2 Acres or More (Single Family Dwelling, Duplex)	N/A														
2 Acres or More (Manufactured Home)	N/A														

Source: BC Assessment

**"Other" includes properties subject to section 19(8) of the Assessment Act.

**Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

***All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(f)(iii)

Average and Median Assessed Housing Values by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	\$299,645	\$346,533	\$383,145	\$376,922	\$372,563	\$381,271	\$370,114	\$356,872	\$332,513	\$341,524	\$350,707	\$408,280	\$445,002	\$483,180	\$484,530
2-bedroom	\$280,216	\$334,504	\$391,908	\$392,116	\$387,414	\$397,093	\$384,718	\$374,706	\$358,514	\$373,936	\$386,555	\$462,525	\$505,106	\$545,661	\$543,459
3-or-more bedroom	\$514,857	\$614,855	\$714,252	\$698,204	\$699,145	\$745,163	\$725,731	\$709,457	\$699,111	\$705,683	\$742,919	\$927,371	\$1,030,643	\$1,149,983	\$1,125,616
Median Assessed Value by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	N/A	N/A	\$383,145	\$376,922	\$372,563	\$381,271	\$370,114	\$356,872	\$332,513	\$341,524	\$350,707	\$408,280	\$445,002	\$483,180	\$484,530
2-bedroom	N/A	N/A	\$391,908	\$392,116	\$387,414	\$397,093	\$384,718	\$374,706	\$358,514	\$373,936	\$386,555	\$462,525	\$505,106	\$545,661	\$543,459
3-or-more bedroom	N/A	N/A	\$714,252	\$698,204	\$699,145	\$745,163	\$725,731	\$709,457	\$699,111	\$705,683	\$742,919	\$927,371	\$1,030,643	\$1,149,983	\$1,125,616

Source: BC Assessment

*Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(g)(i)

Average and Median Housing Sale Prices

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average	\$321,038	\$397,036	\$393,524	\$469,302	\$438,996	\$596,849	\$425,694	\$461,618	\$411,117	\$454,063	\$644,831	\$573,496	\$623,025	\$769,837	\$636,664
Median	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(g)(ii) Average and Median Housing Sale Prices by Structure Type

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Structure Type															
Single Family	\$336,712	\$446,711	\$468,645	\$505,916	\$455,405	\$697,580	\$383,778	\$532,487	\$468,163	\$461,558	\$494,287	\$623,733	\$611,911	\$742,604	\$611,781
Dwelling with Suite	N/A	N/A	\$279,250	N/A	N/A	\$425,000	\$421,000	\$451,063	\$316,875	\$594,167	\$558,292	\$514,692	\$605,800	\$818,563	\$638,286
Duplex, Triplex, Fourplex, etc.	N/A														
Row Housing	N/A														
Apartment	N/A														
Manufactured Home	\$135,180	\$122,200	\$49,190	\$51,083	\$116,500	\$63,750	N/A	\$80,000	\$285,000	\$41,000	\$68,500	\$109,000	\$238,333	N/A	\$143,000
Median Sales Price by Structure Type															
Single Family	N/A														
Dwelling with Suite	N/A														
Duplex, Triplex, Fourplex, etc.	N/A														
Row Housing	N/A														
Apartment	N/A														
Manufactured Home	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(g)(iii) Average and Median Housing Sale Prices by Number of Bedrooms

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	\$268,664	\$386,500	\$312,421	\$357,450	\$383,500	\$175,000	\$258,967	\$274,000	\$307,093	\$275,833	\$442,000	\$296,995	\$289,625	\$521,932	\$380,000
2-bedroom	\$276,780	\$271,999	\$377,025	\$350,042	\$472,333	\$599,694	\$368,429	\$472,600	\$372,426	\$432,154	\$622,565	\$549,883	\$386,694	\$840,923	\$620,409
3-or-more bedroom	\$357,855	\$486,451	\$422,093	\$524,463	\$430,403	\$611,000	\$464,870	\$472,697	\$449,929	\$488,208	\$672,163	\$612,089	\$796,054	\$791,184	\$667,600
Median Sales Price by Number of Bedrooms															
No-bedroom	N/A														
1-bedroom	N/A														
2-bedroom	N/A														
3-or-more bedroom	N/A														

Source: BC Assessment

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**All BC Assessment assessed values are based on the valuation date of the prior year (i.e. 2020 assessed values are as of July 1, 2019). Sales prices are collected from the year's previous July to the current year's July (e.g. 2020 sales prices are from July 1, 2018 to July 1, 2019).

6(1)(h)(i) Average and Median Monthly Rent

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
Median	N/A														

Source: CMHC Primary Rental Market Survey

6(1)(h)(ii) Average and Median Monthly Rent by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more bedrooms															
Median															
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more-bedrooms															

Source: CMHC Primary Rental Market Survey

6(1)(i),(j) Vacancy Rate by Number of Bedrooms

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total												
No-bedroom												
1-bedroom												
2-bedroom												
3-or more bedroom												

Source: CMHC Primary Rental Market Survey

6(1)(k)(i),(ii),(iii) Rental Housing Units by Market

	Units	Date
Primary rental market	N/A	2019
Secondary rental market	N/A	N/A
Short-term rental market	84	2020-04-13

Source: CMHC Primary Rental Market Survey, AirDNA

6(1)(l) Units in Housing Cooperatives

	2020
Units in housing cooperatives	0

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(m)(i) Housing Units Demolished

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Number of units demolished										

6(1)(m)(ii) Housing Units Demolished by Structure Type

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total										
Single-Family										
Two-Family										
Suite or Apartment										

6(1)(m)(iii) Housing Units Demolished by Tenure

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total										
Owner										
Renter										
Other (Band Housing)										

6(1)(m)(iv) Housing Units Demolished by Number of Bedrooms		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total											
No-bedroom											
1-bedroom											
2-bedroom											
3-or-more bedrooms											

6(1)(n)(i) Housing Units Substantially Completed		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing units completed				N/A			25	29	26	30	21

Source: SCRD, Building Permit Data by Electoral Area

6(1)(n)(ii) Housing Units Substantially Completed by Structure Type		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total							110	134	124	144	156
Single-Family							110	134	123	142	108
Two-Family				N/A			N/A	N/A	N/A	N/A	N/A
Suite or Apartment							0	0	1	2	48**

Source: SCRD, Building Permits

*Note that this data does not counts only those suites constructed with a building permit at an independent time from the corresponding single family dwelling and does not count the dwellings that have 'roughed in' suites at time of construction in anticipation of future zoning bylaw changes.

** 46 of these are for a new purpose-built rental complex on *shishálh* (SIGD) land.

6(1)(n)(iii) Housing Units Substantially Completed by Tenure		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total											
Owner											
Renter											
Other (Band Housing)											

6(1)(n)(iv) Housing Units Substantially Completed by Number of Bedrooms		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total											
No-bedroom											
1-bedroom											
2-bedroom											
3-bedroom											

6(1)(o) Number of Beds Provided for Students by Post-Secondary Institutions in the Area		2020
Number of beds		0

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(p) Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness		2020
Beds for individuals experiencing homelessness		N/A
Beds for individuals at risk of experiencing homelessness		73*

Source: BC Housing

*All emergency shelter units in the whole SCRD, including shelter beds for individuals experiencing homelessness.

6(3)(a)	New Homes Registered*		
	2016	2017	2018
New homes registered	220	274	210

Source: BC Housing

*This data is for SCRD as a whole.

6(3)(b)	New Homes Registered by Structure Type*		
	2016	2017	2018
Total	220	274	210
Single-detached house	213	171	201
Multi-family unit	7	100	9
Purpose-built rental	0	3	0

Source: BC Housing

*This data is for SCRD as a whole.

6(3)(c)	New Purpose-Built Rental Homes Registered*		
	2016	2017	2018
New purpose-built rental homes registered	0	3	0

Source: BC Housing

*This data is for SCRD as a whole.

7(a)(i),(ii)	Unaffordable Housing by Tenure for Private Households								
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	920	100%	100%	835	100%	100%	900	100%	100%
Owner	695	76%	100%	625	75%	100%	750	83%	100%
Renter	225	24%	100%	205	25%	100%	150	17%	100%
Total households in unaffordable housing	180	20%	20%	145	17%	17%	205	23%	23%
Owner	115	13%	17%	95	11%	15%	135	15%	18%
Renter	60	7%	27%	55	7%	27%	60	7%	40%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(iii),(iv)	Inadequate Housing by Tenure for Private Households								
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	920	100%	100%	835	100%	100%	900	100%	100%
Owner	695	76%	100%	625	75%	100%	750	83%	100%
Renter	225	24%	100%	205	25%	100%	150	17%	100%
Total households in inadequate housing	115	13%	13%	40	5%	5%	55	6%	6%
Owner	75	8%	11%	40	5%	6%	50	6%	7%
Renter	40	4%	18%	0	0%	0%	0	0%	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(a)(v),(vi)	Unsuitable Housing by Tenure for Private Households								
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	920	100%	100%	835	100%	100%	900	100%	100%
Owner	695	76%	100%	625	75%	100%	750	83%	100%
Renter	225	24%	100%	205	25%	100%	150	17%	100%
Total households in unsuitable housing	35	4%	4%	25	3%	3%	30	3%	3%
Owner	0	0%	0%	0	0%	0%	15	2%	2%
Renter	40	4%	18%	0	0%	0%	15	2%	10%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(b),(c) Unemployment and Participation Rates for Population in Private Households

	2016
Unemployment rate	5.2%
Participation rate	59.7%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

7(d),(e),(f),(g) Commute to Work for Population in Private Households

	2016	
	#	%
Total	595	100%
Commute within CSD	130	22%
Commute to different CSD within CD	355	60%
Commute to different CD within BC	100	17%
Commute to different province	10	2%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(i),(ii) Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	920	100%	100%	835	100%	100%	900	100%	100%
Owner	700	76%	100%	625	75%	100%	750	83%	100%
Renter	220	24%	100%	205	25%	100%	155	17%	100%
Total in core housing need	195	21%	21%	80	10%	10%	100	11%	11%
Owner	100	11%	14%	40	5%	6%	50	6%	7%
Renter	95	10%	43%	45	5%	22%	50	6%	32%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

8(1)(a)(iii),(iv) Extreme Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	920	100%	100%	835	100%	100%	900	100%	100%
Owner	700	76%	100%	625	75%	100%	750	83%	100%
Renter	220	24%	100%	205	25%	100%	155	17%	100%
Total in extreme core housing need	45	5%	5%	25	3%	3%	45	5%	5%
Owner	15	2%	2%	0	0%	0%	20	2%	3%
Renter	30	3%	14%	15	2%	7%	25	3%	16%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing



Appendix C

Full Engagement Summary

Sunshine Coast Housing Needs Report

Community Engagement Summary

September 2020

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Introduction

This document summarizes findings from the community survey, which was administered online and in paper copy distributed by the Sunshine Coast Community Services Society, focus groups, and stakeholder interviews. Engagement was conducted from April to June 2020. Findings help build upon the quantitative data collected in fulfillment of housing needs reports requirements, to generate a picture of housing needs across the Coast.

Community Survey Summary

As part of the Housing Needs Report process, the Town of Gibsons, District of Sechelt and Sunshine Coast Regional District conducted a community survey from April 1, 2020 to June 19, 2020. The survey was available online at through the Town of Gibsons' website, as well as through paper copies distributed through the Sunshine Coast Community Services Society. The Sunshine Coast Community Services Society offers programs related to child and family counselling, child development and youth services, community action like the Food Bank and Better at Home Seniors Program, and programs to support people whose lives have been impacted by violence and trauma. Paper copies were distributed to some program participants, who may have lived experience of housing insecurity, homelessness, and other challenges.

The purpose of the survey was to collect information about the housing needs and challenges of residents across the Coast. The survey had a total of 621 respondents, including 604 fully completed online surveys and 17 paper surveys. In this document we have summarized the online and paper respondents separately with the intent of highlighting the needs of populations served by the Community Services Society. Respondents were allowed to skip questions, submit the survey at any point, and select multiple answers for select questions. Responses from open-ended questions were reviewed and summarized by the themes that emerged.

Note to reader: In the graphs presented below, percentages are the percent of people who selected that answer as a proportion of the total number of responses to the question. The horizontal axes show the number of respondents that selected each answer.

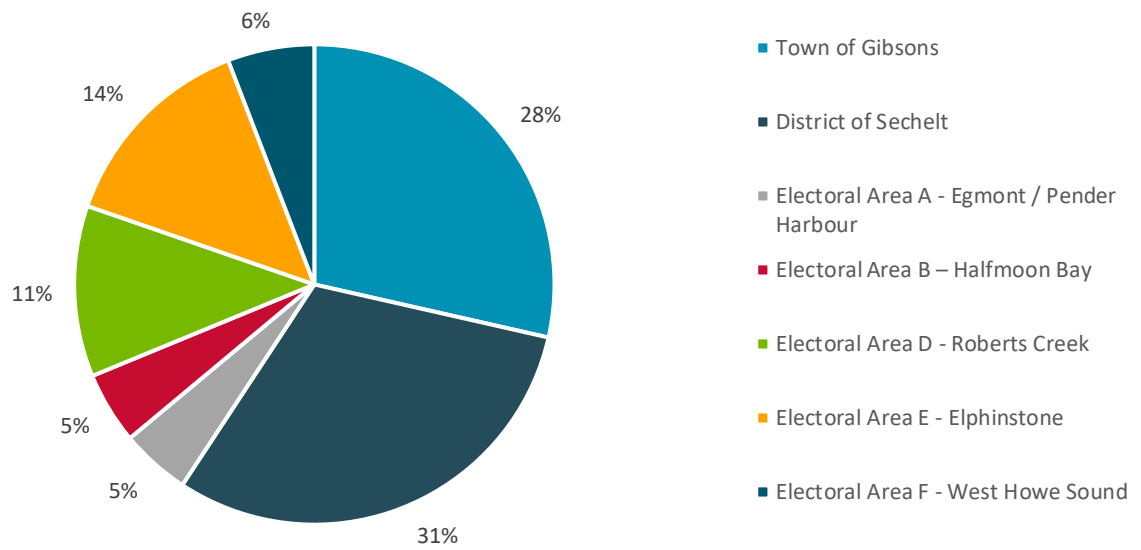
Online Survey

Demographic Questions

Communities

Survey participants were asked which community they live in, results summarized in Figure 1. Majority of participants said they live in the District of Sechelt (31%) and the Town of Gibsons (29%). Other participants identified that they live in Electoral Area E (14%) and Electoral Area D (12%). All other communities had less than 6% of respondents identify as living within that community (Electoral Area F, Electoral Area B, and Electoral Area A). This is consistent with the population distribution in communities across the Coast.

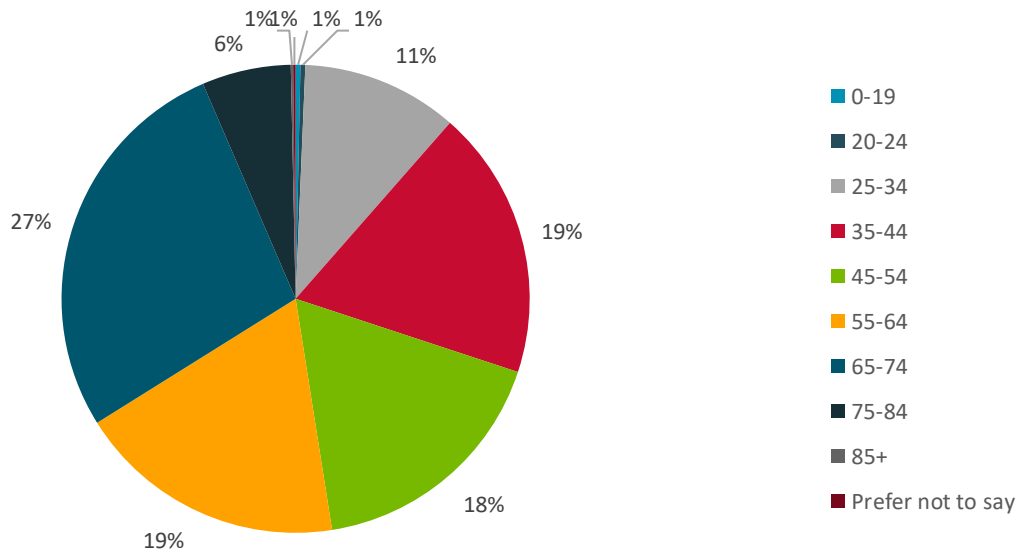
Figure 1: Where survey respondents live (N=599)



Age

The majority of survey participants were between the ages of 35 to 74 (Figure 2). There were minimal responses from individuals between 0 – 24, and older than 85, which is typical for surveys of this kind.

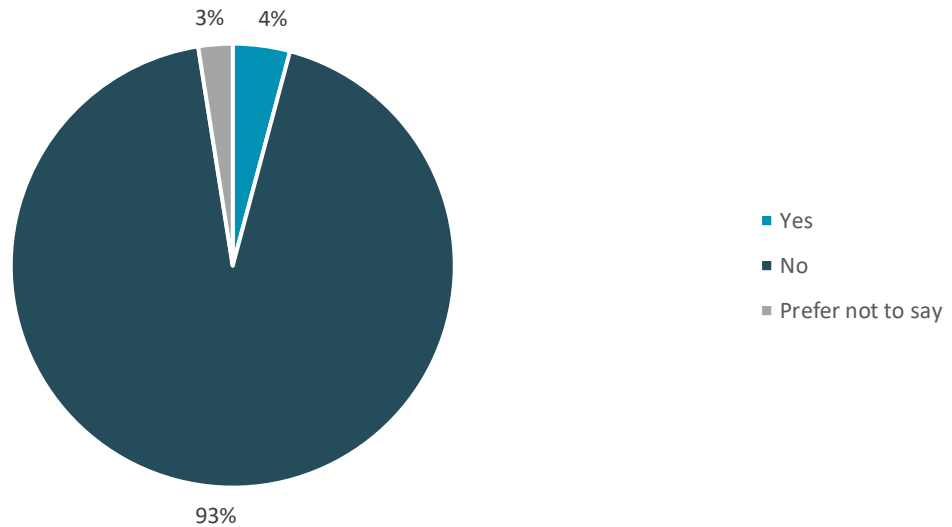
Figure 2: Age of Respondents (N=602)



Indigenous Population

Respondents were also asked if they identify as First Nations, Inuit or Metis, and 4% of respondents said they do identify as First Nations, Inuit or Metis (Figure 3).

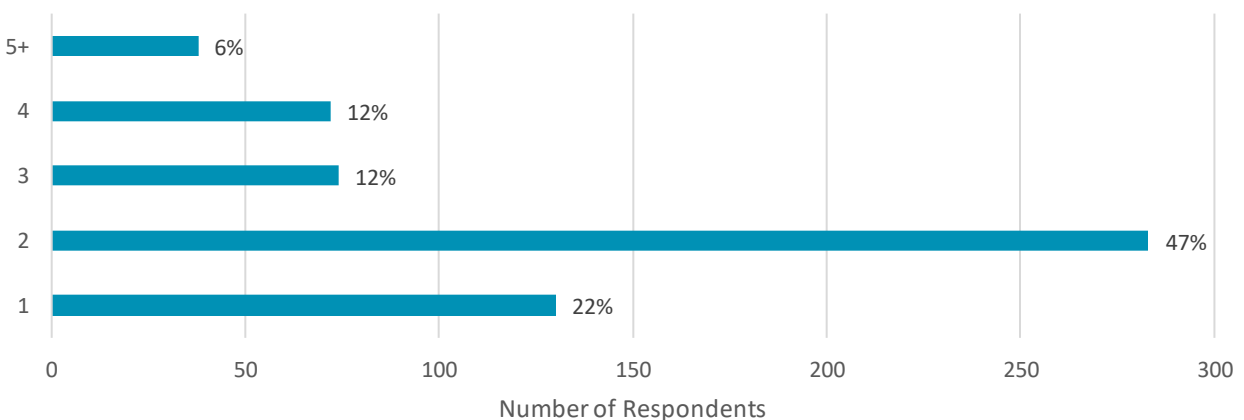
Figure 3: Respondents identifying as First Nations, Inuit or Metis (N=601)



Household Type and Size

Survey respondents were asked to describe the size of their households. The most common household size was 2 people (40%). 22% of respondents identified living in 1-person households. 3-person and 4-person households had similar response rates (Figure 4).

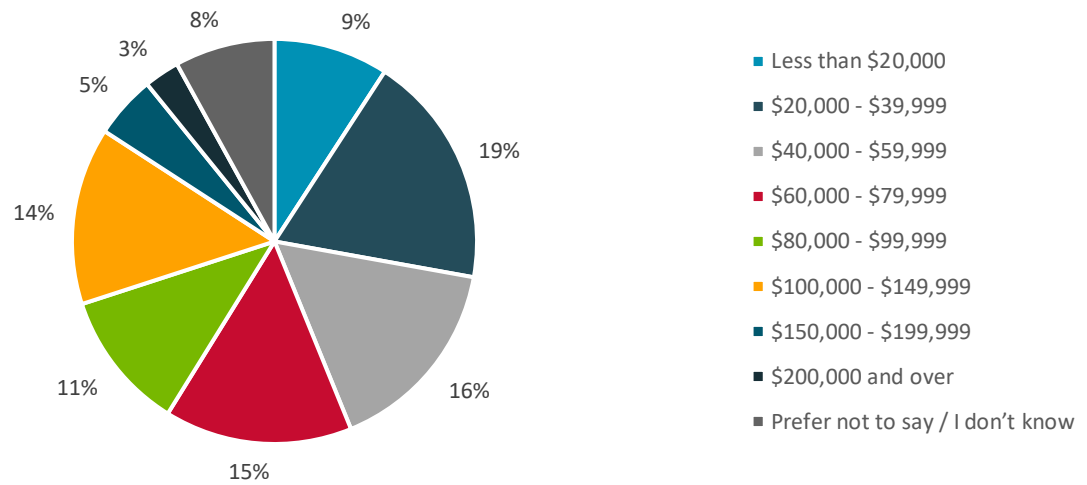
Figure 4: Number of people per household (N=597)



Household Income

From 600 responses, 50% of respondents reported gross annual household incomes between \$20,000 to \$79,999, with 19% of respondents' incomes being between \$20,000 - \$39,999, 16% between \$40,000 and \$59,000, and 15% between \$60,000 and \$79,999. Responses are summarized below in Figure 5.

Figure 5: Annual Household Incomes (N=600)

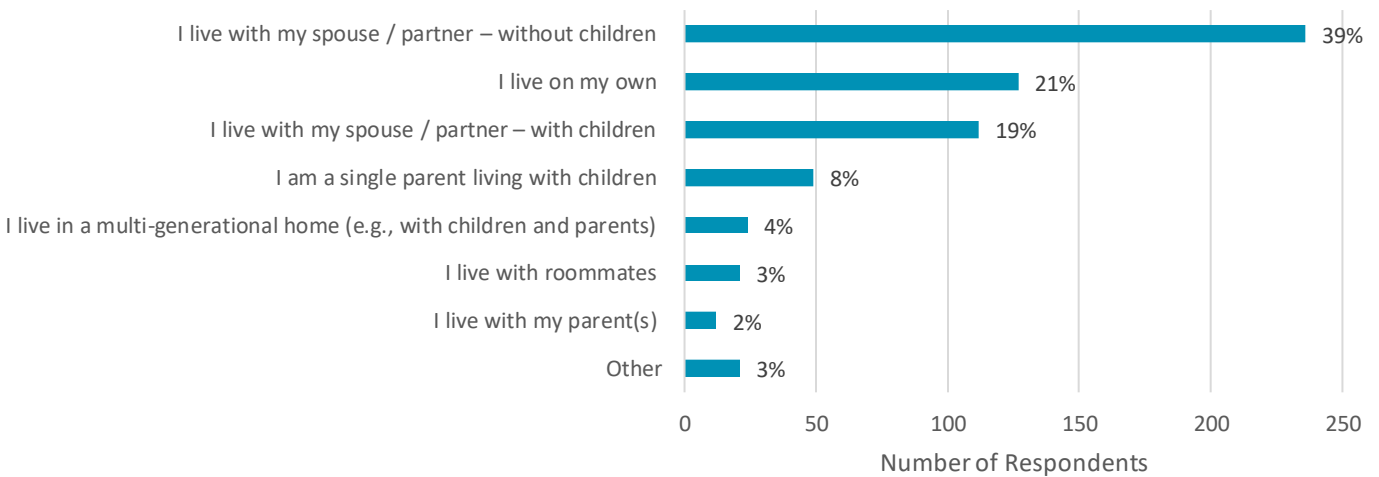


Current Housing Situation

Household Type

Respondents were asked to describe their household (Figure 6). The most common responses were living with a spouse or partner without children (39%), followed by living on their own (21%) or living with a spouse or partner with children (19%). Respondents who identified “other” (2%) described living with their spouses plus additional roommates, renting a room in a house, or living in multi-generational homes.

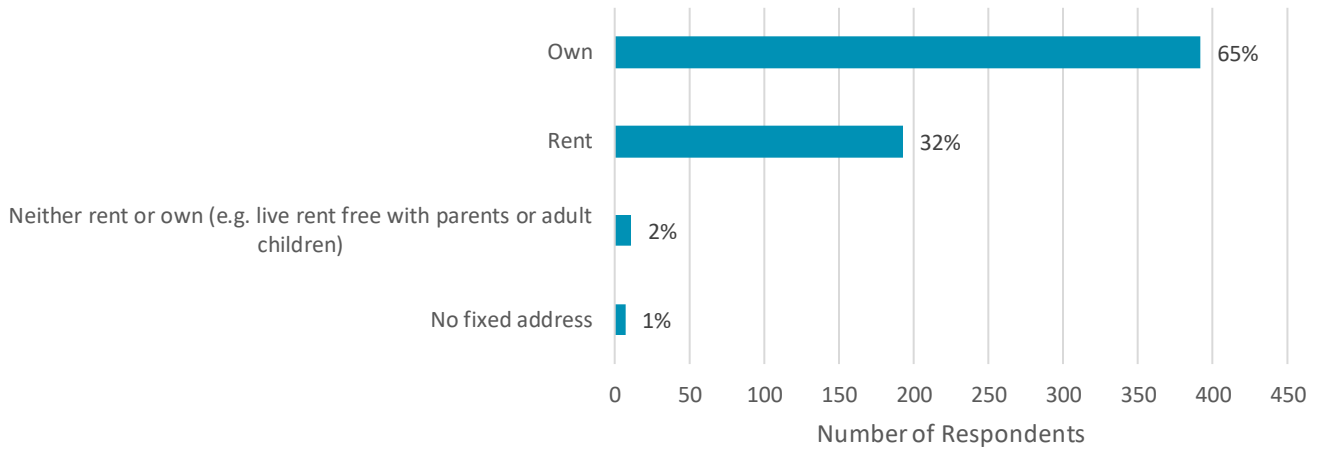
Figure 6: Household Types (N=602)



Current Home

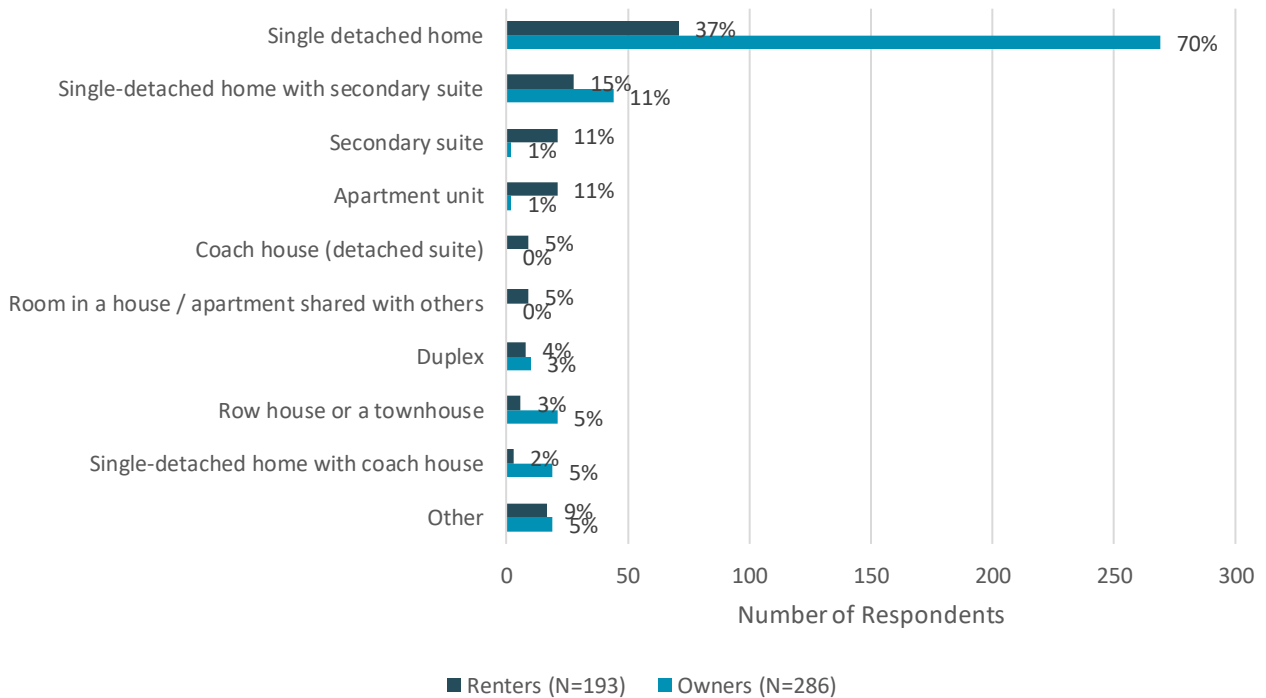
65% of respondents are homeowners and 32% are renters (Figure 7). Respondents who reported having no fixed address (1%) described needing to rent pads for their mobile homes, or being currently homeless.

Figure 7: Tenure Type (N=603)



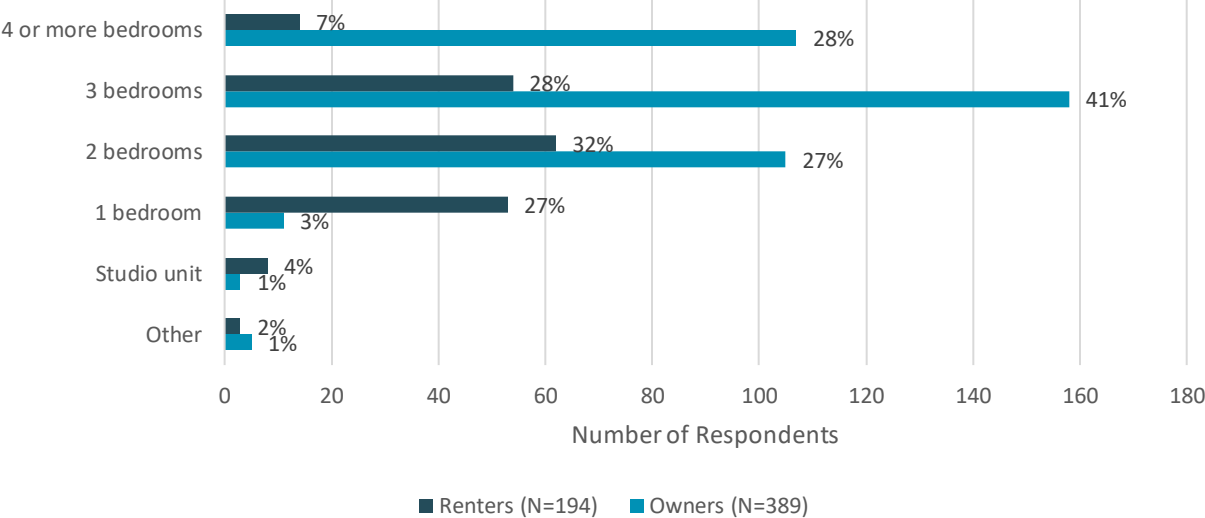
Respondents were asked what type of home they lived in. 79% of home owners and 37% of renters identified living in single detached homes (Figure 8). Renters had similar response rates for single detached homes with secondary suite (15%), secondary suites (11%), and apartment units (11%).

Figure 8: Type of Home



A higher proportion of home owners live in three and four bedroom homes (69%), while a majority of renters live in homes with two or three bedrooms (60%). Respondents who selected “other” (1%), specified other types of homes they lived in, including secondary suites, mobile homes, on a farm, and studio / bachelor units.

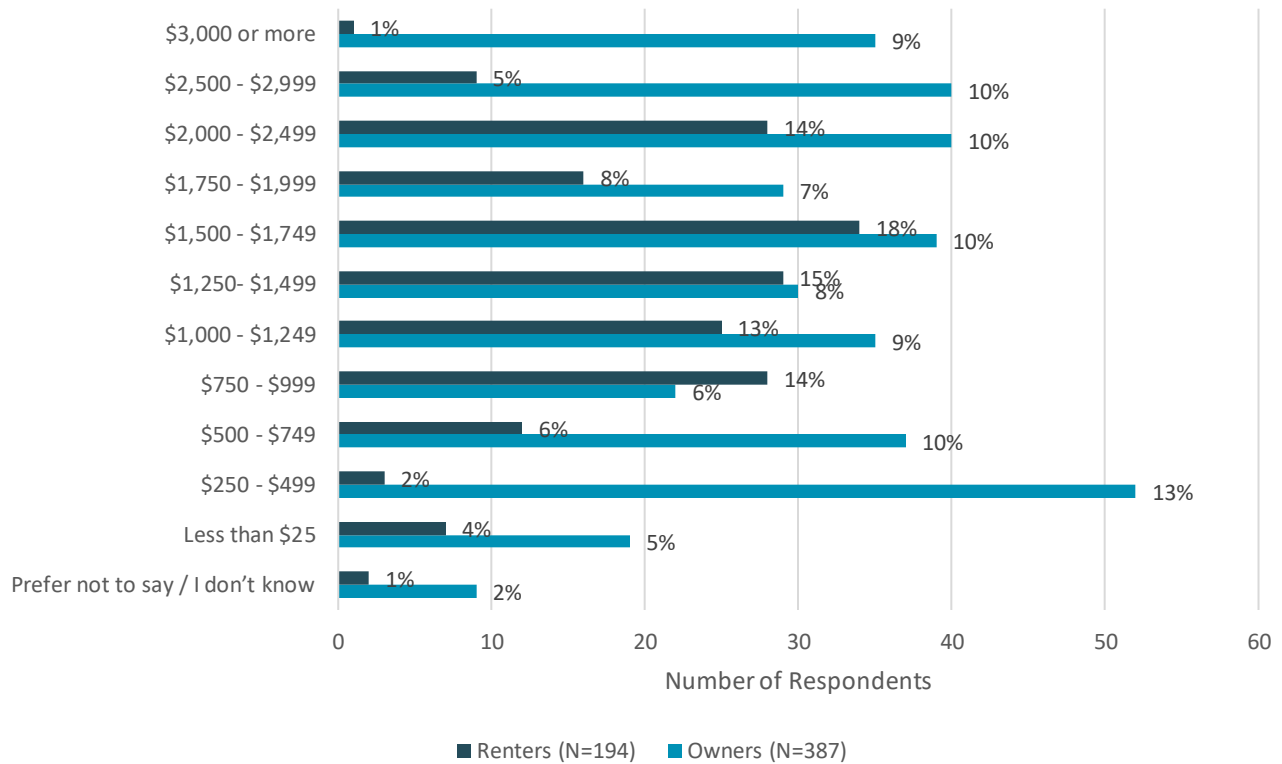
Figure 9: Number of Bedrooms in Current Home



Current Housing Costs

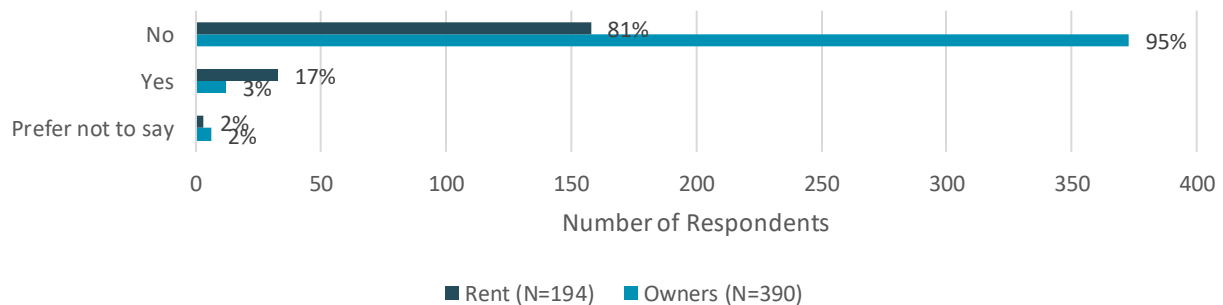
Survey respondents were asked about their monthly shelter costs related to housing, including rent, mortgage payments, condo fees, and/or utilities. For renters, the most common response was between \$1,500 and \$1,749. Ranges between \$1,250 and \$1,499, \$2,000 and \$2,499, and \$750 and \$749 had similar response rates (Figure 10). Costs for homeowners were spread relatively evenly across most price ranges, but the most common response was between \$250 to \$499.

Figure 10: Monthly housing costs



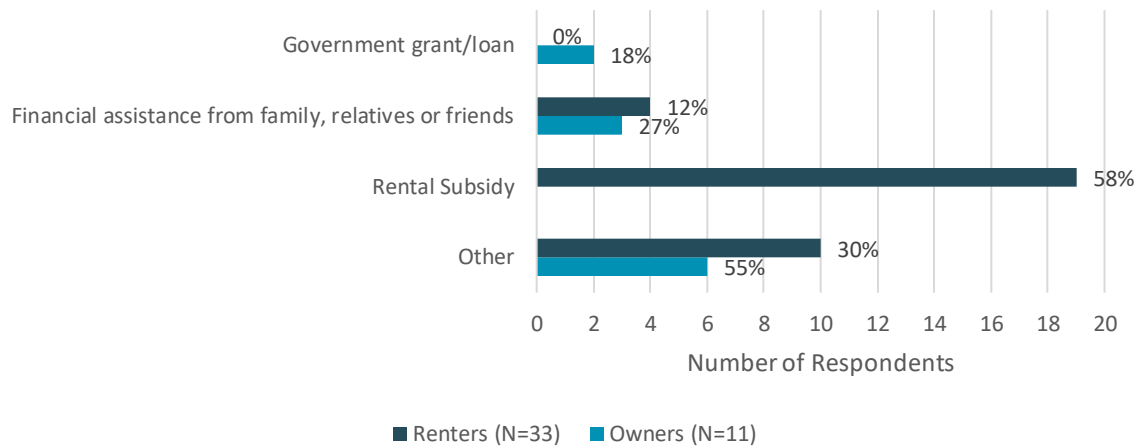
From 194 renter responses, 17% of respondents identified that they receive financial assistance to support their housing costs. Only 3% of homeowners identified that they receive financial assistance (Figure 11).

Figure 11: Financial Assistance



Of the renters who receive financial assistance to support their housing costs, 58% of said they receive rental subsidies and 12% receive financial assistance from family, relatives, or friends (Figure 12). Homeowners received financial assistance from family, relatives or friends and from government grants or loans. Respondents who answered “other” specified that they receive disability assistance (5 respondents).

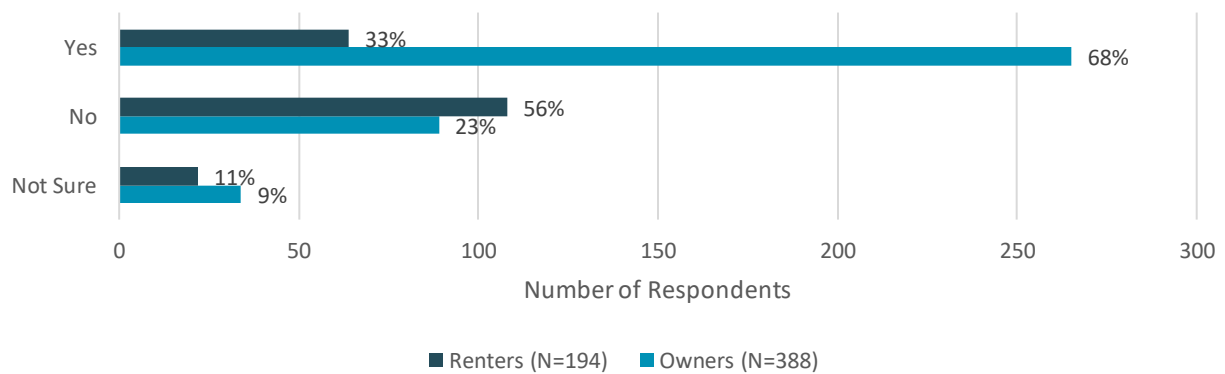
Figure 12: Specific forms of financial assistance



Affordability

Survey respondents were asked if they believed that their housing costs were affordable. 33% of respondents who rent do believe that their housing costs are affordable, while 56% feel that their housing costs are not affordable (Figure 13). Homeowners had opposite responses with 68% believing that their housing costs were affordable and 23% feeling that they are not affordable.

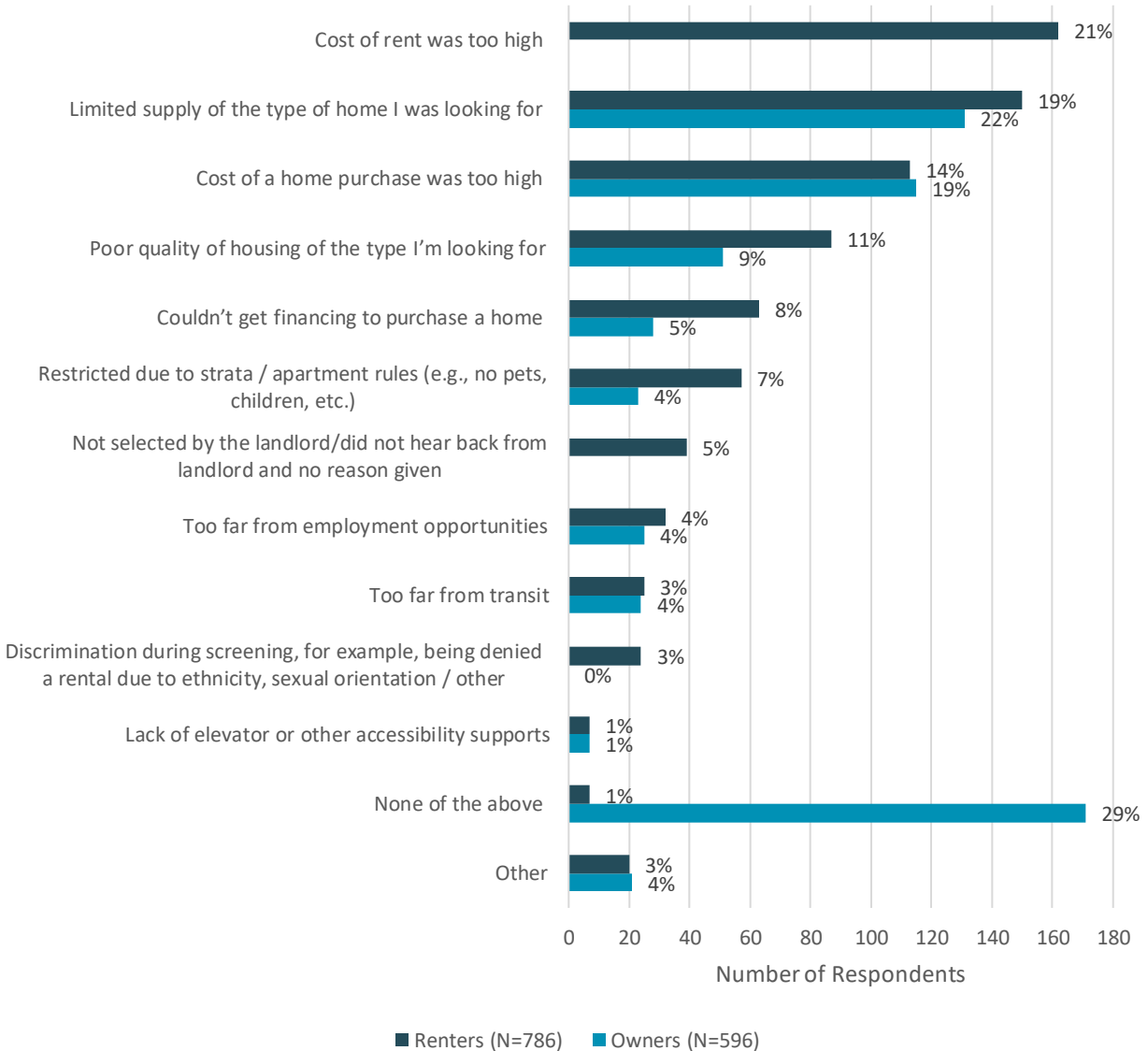
Figure 13: Housing Costs Affordability



Barriers

Respondents were asked if they had experienced barriers during the search for their current home, and to select all that applied. There were a total of 786 responses from renters and 596 from homeowners. From the renter responses, the most common barrier was the high cost of rent (21% of responses), followed by limited supply of desired housing types (19% of responses) (Figure 14). 29% of home owners said that none of the barriers applied to them. For those homeowners who had experienced barriers, the most common were limited supply of the type of home they were looking for (22%) and cost of home purchase being too high (19%).

Figure 14: Barriers during housing search

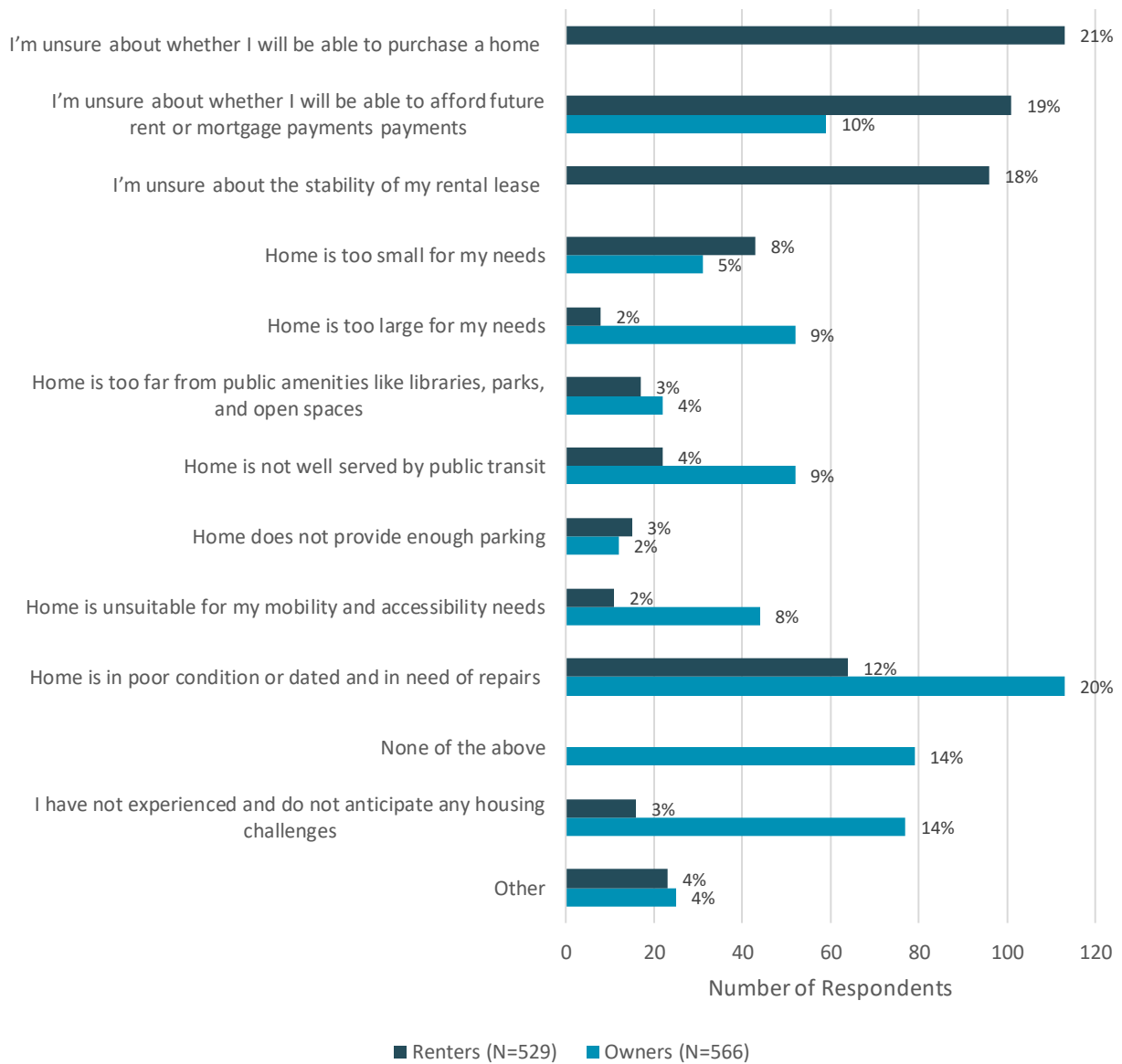


Current and Anticipated Housing Challenges

Respondents were asked about housing issues they are currently facing or anticipate experiencing in the next five years. Respondents were able to select as many options as they found applicable.

The most common response from renters was that they are unsure if they will be able to purchase a home (21%), and are unsure about whether they will be able to afford future rent payments (19%) (Figure 14). For homeowners, the most common challenge is that their home is in poor condition or dated and in need of repairs (20%). 14% of homeowners are not experiencing, or anticipating experiencing, any housing challenges in the next 5 years.

Figure 15: Housing Challenges currently experiencing, anticipating experiencing, and not an issue

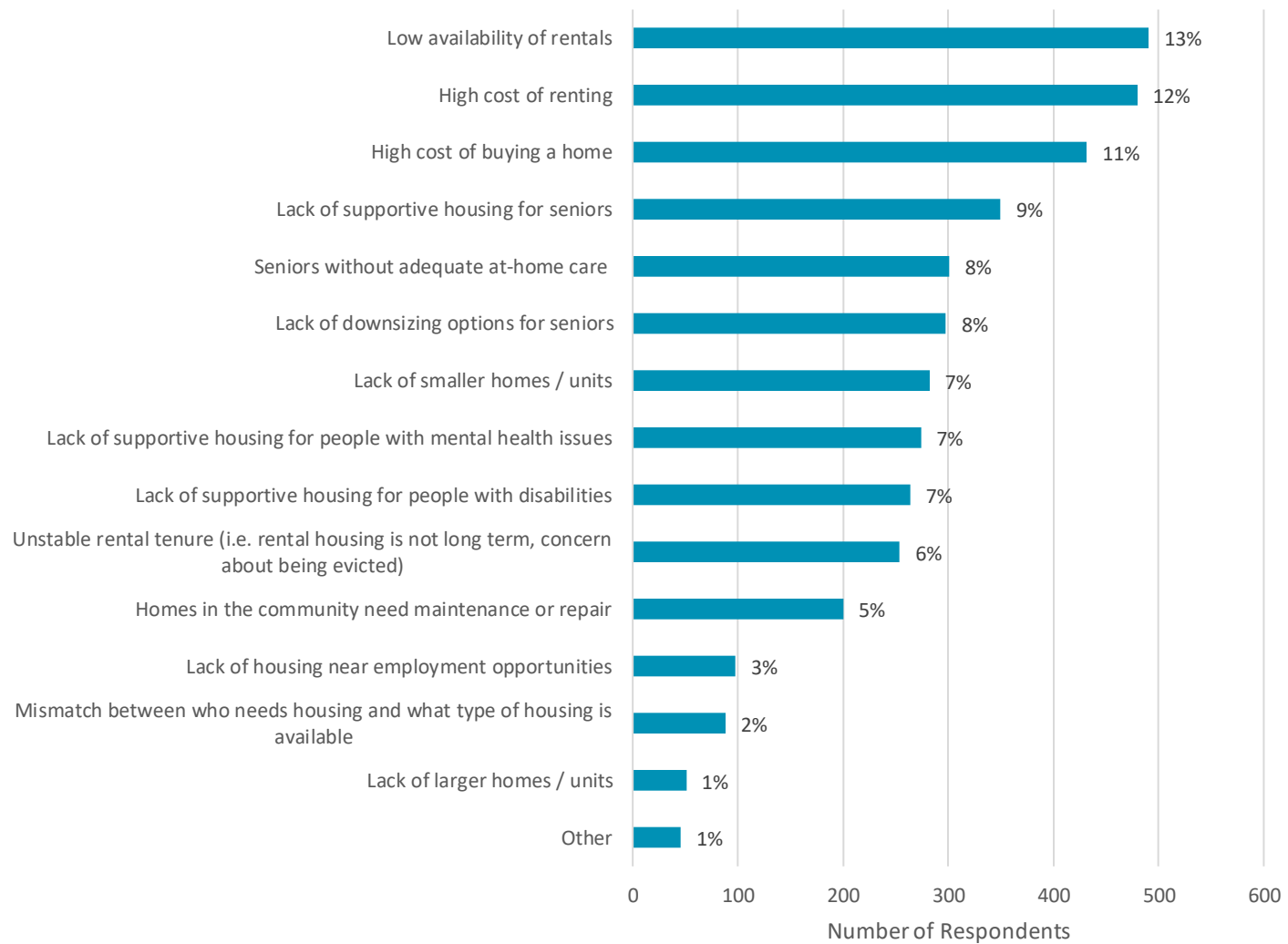


Community Housing Issues and Priorities

Community Housing Issues

Survey respondents were asked what housing issues they see in their community, selecting as many as they thought applicable. Low availability of rentals, high cost of renting, and high cost of buying a home were the top three identified issues (Figure 16).

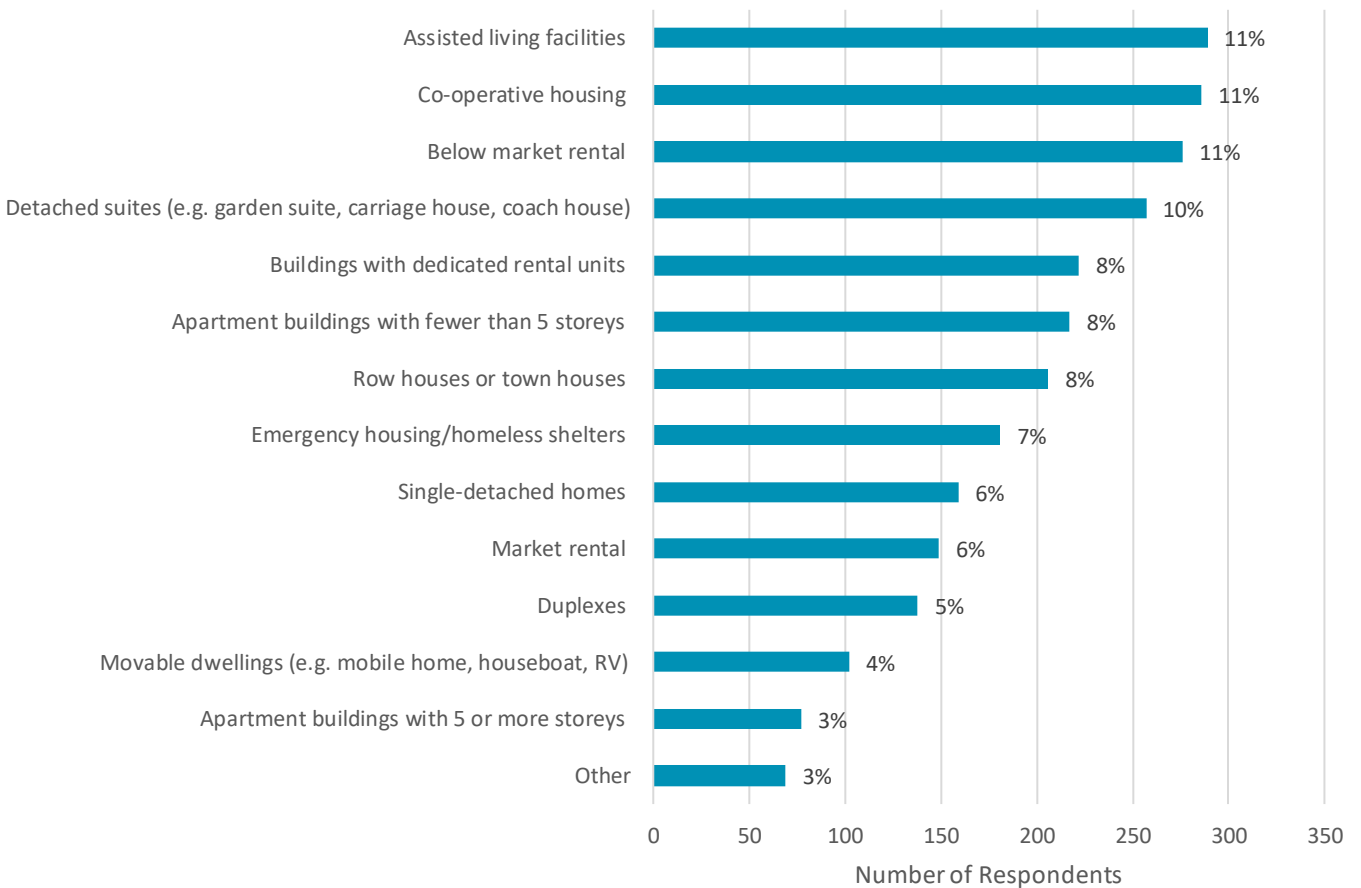
Figure 16: Community Housing Issues (N=3909)



Housing Priorities

Looking at forms of housing missing in the community, respondents identified assisted living facilities (11%), cooperative housing (11%), and below market rentals (11%) as the most needed forms of housing for the community (Figure 17).

Figure 17: Forms of housing needed (N=2628)



Other Comments

Respondents were asked if they had any additional comments about their housing experience. The lack of affordable and suitable long term rentals was a significant concern (39 respondents). Respondents feel that Airbnb and short term rentals need to be limited and better regulated (25 respondents). Considering the housing market in the area, respondents feel that there needs to be more affordable housing options, and also more alternative housing options, such as co-operative housing, tiny homes, and carriage homes (33 respondents). The affordable housing that is available is often not near public transit or areas of employment (8 respondents). Seniors housing is also an important concern (23 respondents), as the community is aging and seniors are wanting to age in place. Respondents also believe that updated zoning, bylaws and housing taxes are needed to better reflect modern housing needs and challenges (16 respondents).

Respondents expressed concerns that the housing that is being developed is not addressing the community's needs (14 respondents). There is also some contempt for "Coasters" who are moving to the area and pricing locals out of their community (6 respondents).

The homeless community, as well as those individuals with mental challenges, are another area of concern from respondents. Having these individuals living on the street is creating safety concerns for residents (6

respondents). Respondents believe that there is a need for more supported and transitional housing to support these groups (16 respondents).

There appear to be tensions between renters and landlords. Respondents said that many of the available rentals are not suitable homes and are missing basic amenities (such as full kitchens) and feel that they are being treated as lesser citizens (7 respondents). On the other side of that, landlords reported having issues with tenants not respecting their property, which encourages them to remove their space from the long-term rental pool and instead pursue short-term, vacationing renters (5 respondents).

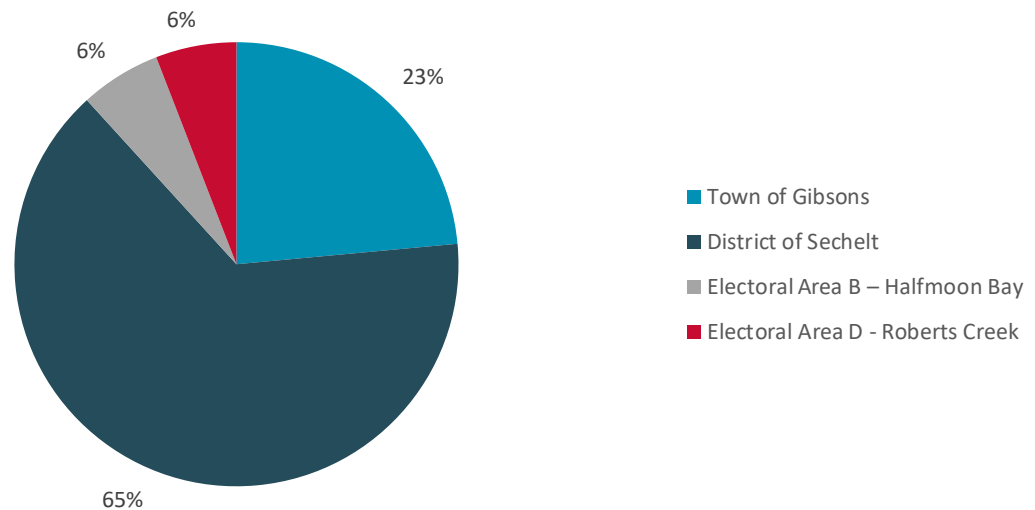
Paper Survey

Demographic Questions

Communities

Survey participants were asked which community they live in, results summarized in Figure 18. Majority of paper survey participants said they live in the District of Sechelt (65%) and the Town of Gibsons (23%).

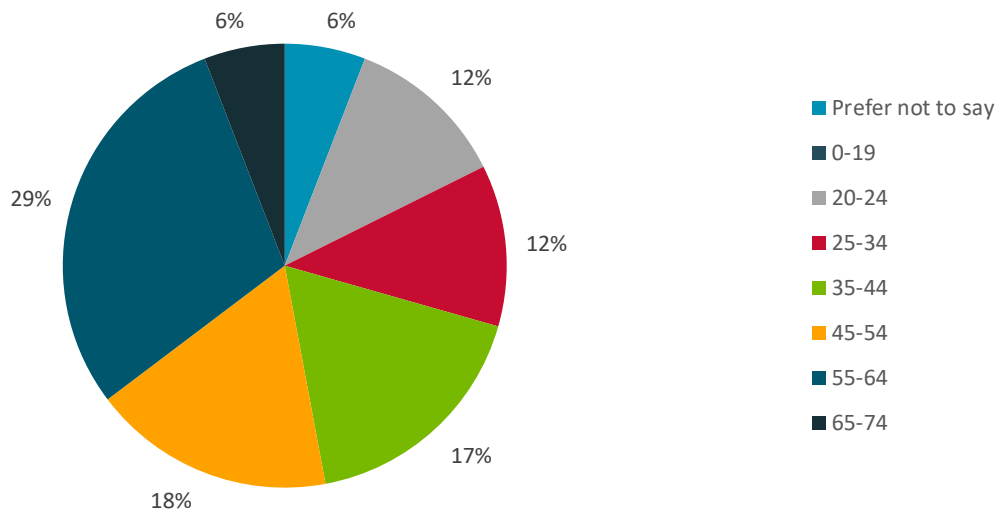
Figure 18: Where survey respondents live (N=17)



Age

Majority of paper survey participants were between the ages of 35 to 74 (Figure 19). There were no responses from participants over the age of 74.

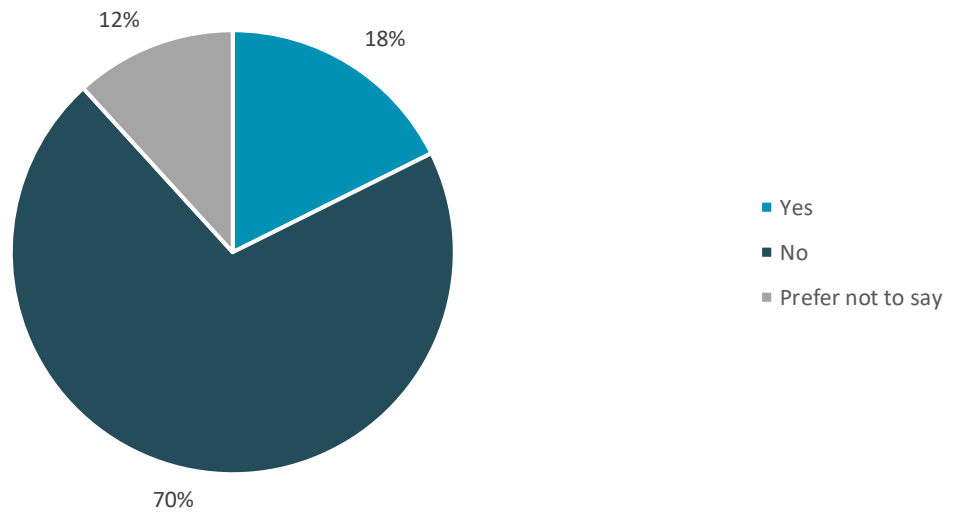
Figure 19: Age of Respondents (N=17)



Indigenous Population

Respondents were asked if they identify as First Nations, Inuit or Metis, and 18% of paper survey respondents said they do identify as First Nations, Inuit or Metis (Figure 20).

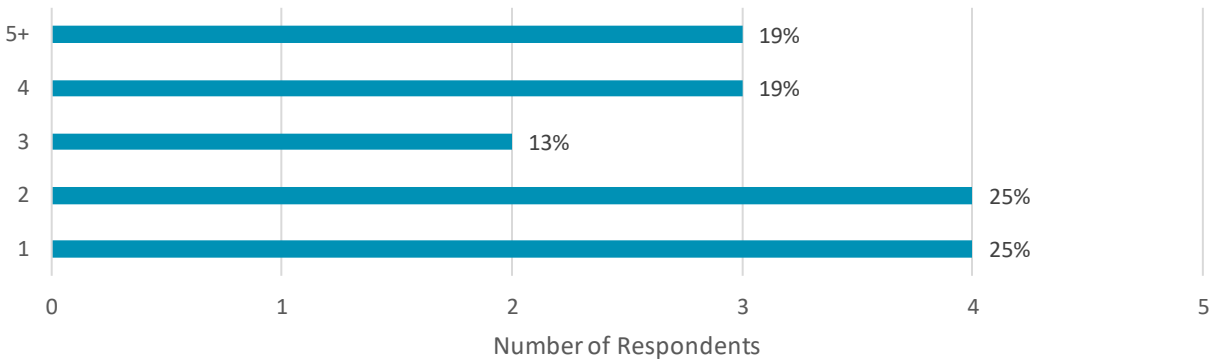
Figure 20: Respondents identifying as First Nations, Inuit or Metis (N=17)



Household Type and Size

Survey respondents were asked to describe the size of their households. There was not a significant variation in the number of people per household, but households of 1 or 2 people were the more common answers (Figure 21).

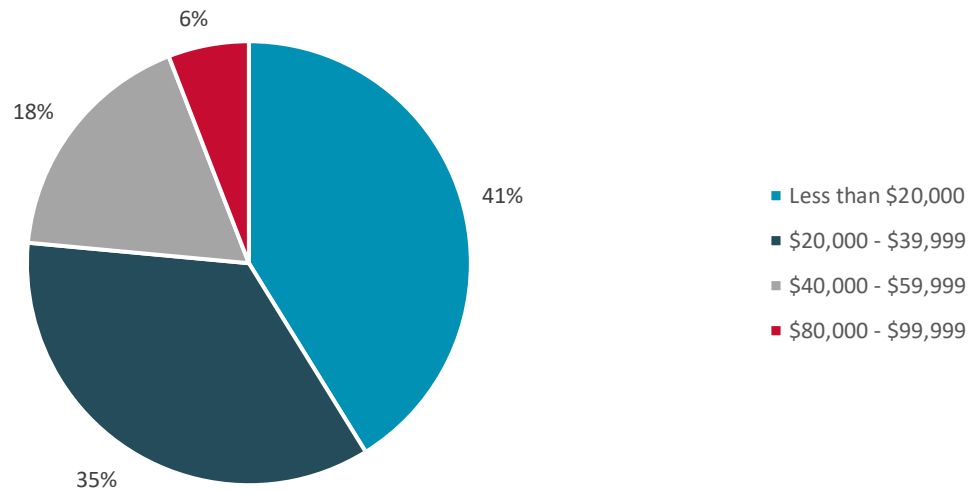
Figure 21: Number of people per household (N=16)



Household Income

Survey respondents were asked what their gross annual household income was before tax. The majority of paper survey respondents identified earning less than \$40,000 (Figure 22).

Figure 22: Annual Household Incomes (N=17)

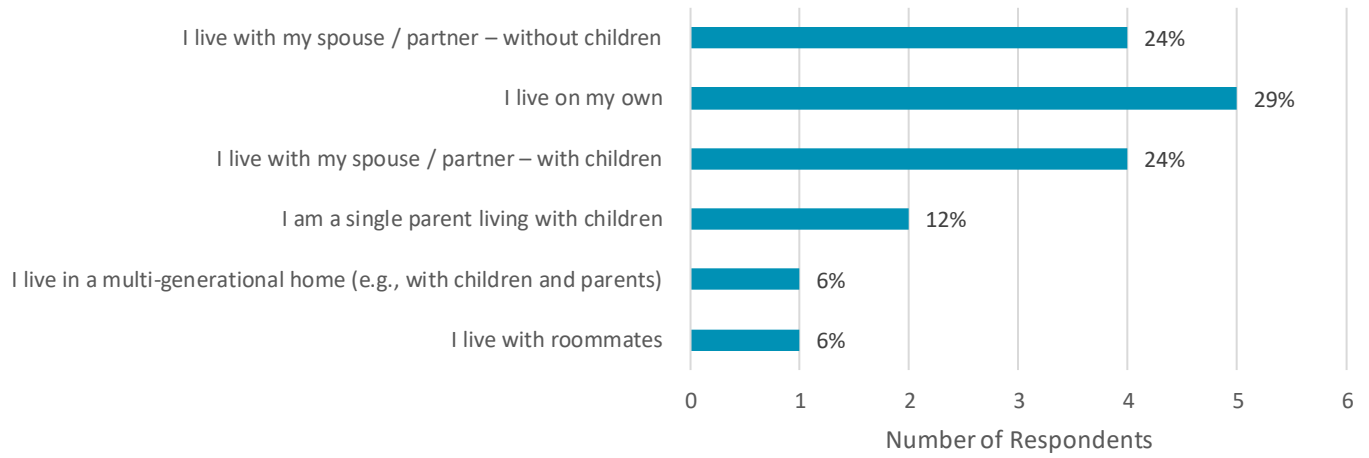


Current Housing Situation

Household Type

Respondents were asked to describe their household (Figure 23). The most common responses were individuals living on their own (29%), followed by living with a spouse or partner with and without children (both with 24%).

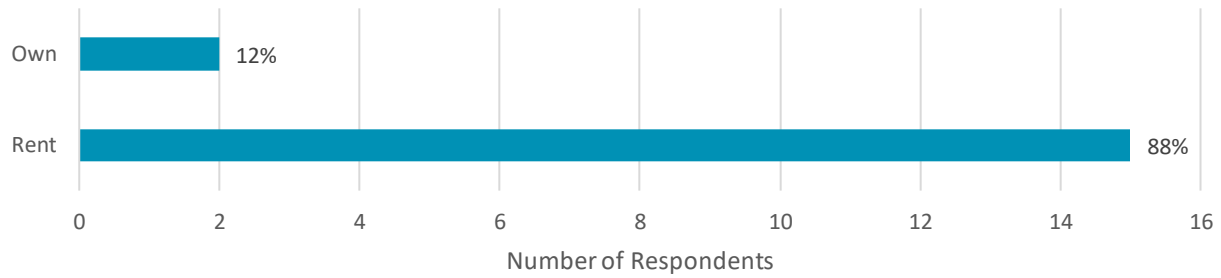
Figure 23: Household Types (N=17)



Current Home

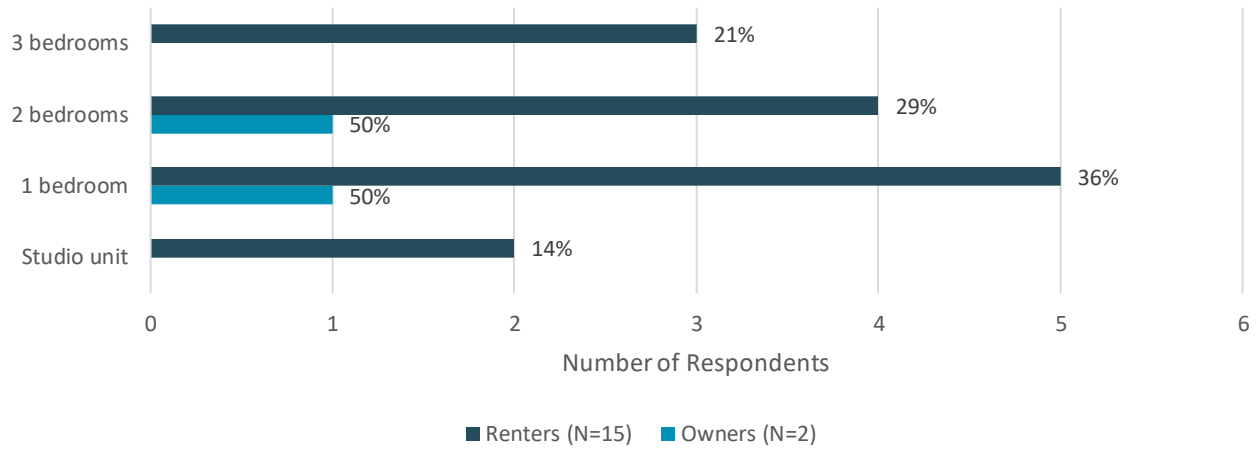
12% of paper survey respondents are homeowners and 88% are renters (Figure 24).

Figure 24: Tenure Type (N=17)



Respondents who are home owners said they lived in 1 or 2 bedroom homes, and majority of renters live in homes with 1 or 2 bedrooms.

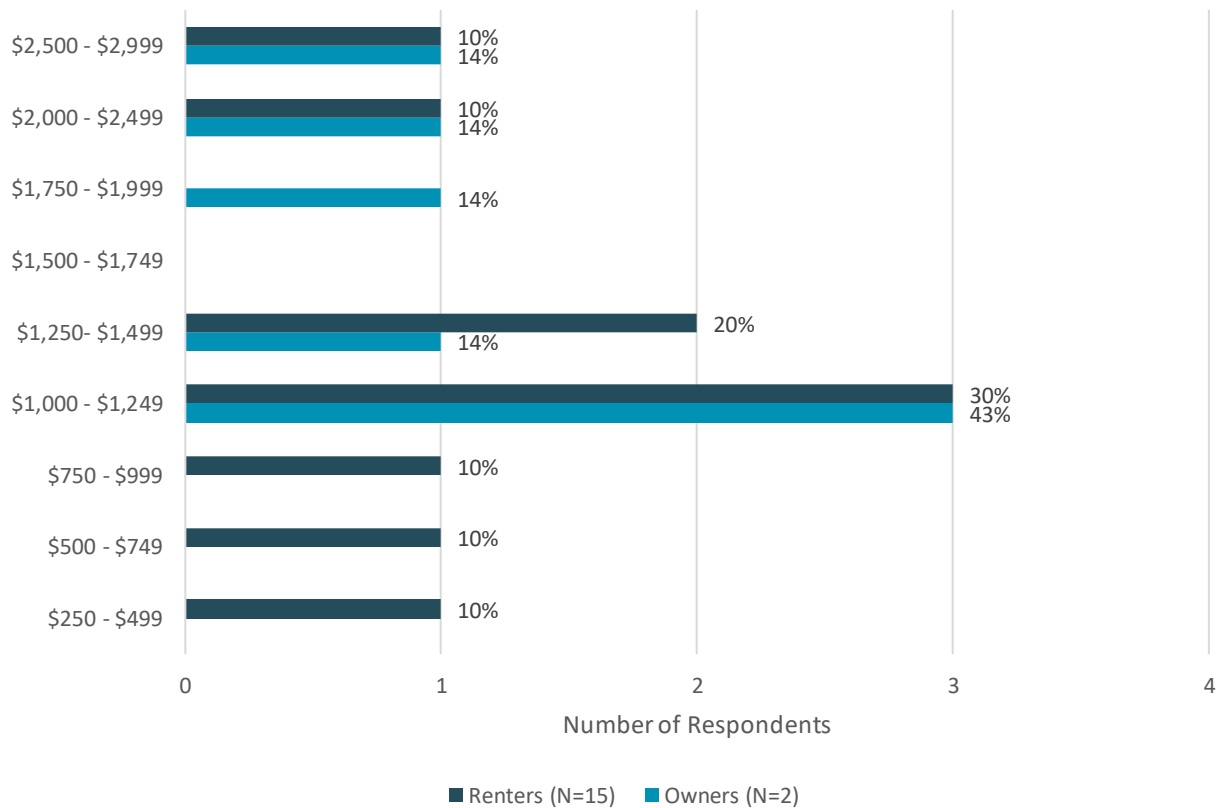
Figure 25: Number of Bedrooms in Current Home



Current Housing Costs

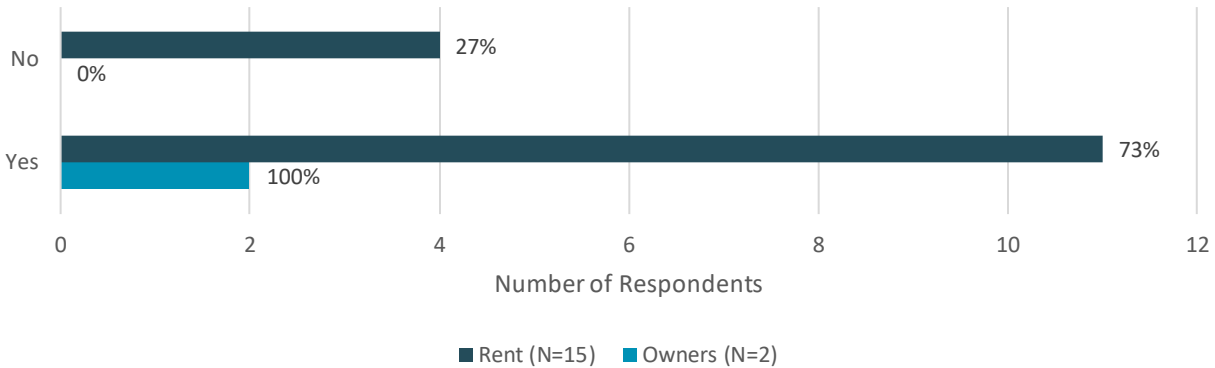
Survey respondents were asked about their monthly shelter costs related to housing, including rent, mortgage payments, condo fees, and/or utilities. For renters and homeowners, the most common response was between \$1,000 and \$1,249 (Figure 26). There were no responses for monthly housing costs below \$250 or over \$3,000.

Figure 26: Monthly housing costs



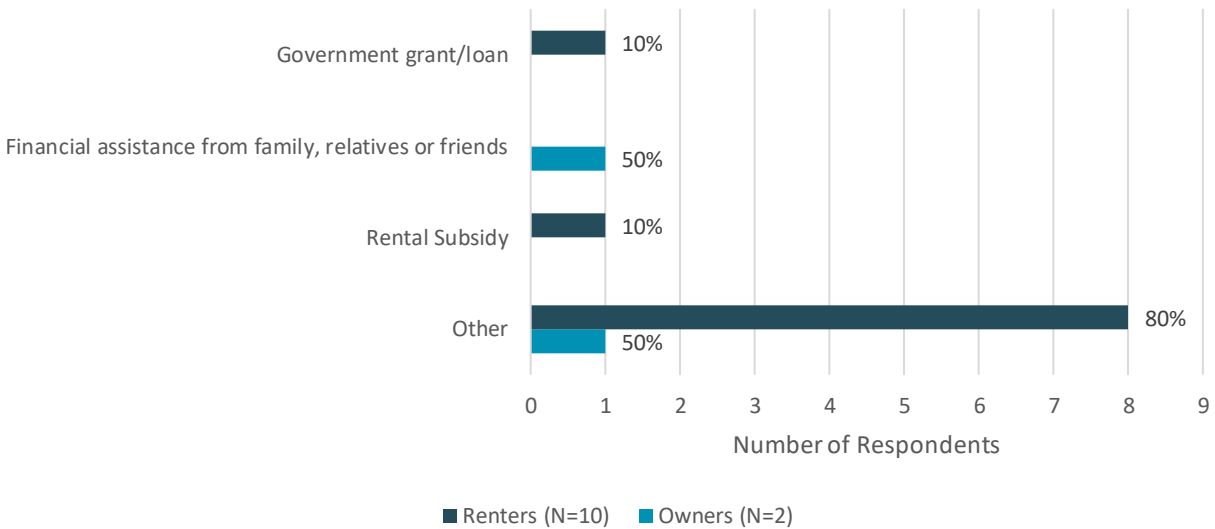
From 15 renter responses, 73% identified that they receive financial assistance to support their housing costs. Both of the homeowner respondents identified that they receive financial assistance (Figure 27).

Figure 27: Financial Assistance



Of the renters who receive financial assistance to support their housing costs, 80% of said they receive disability payments (Figure 28). Homeowners received financial assistance from family, relatives or friends and from government grants or loans and a pension.

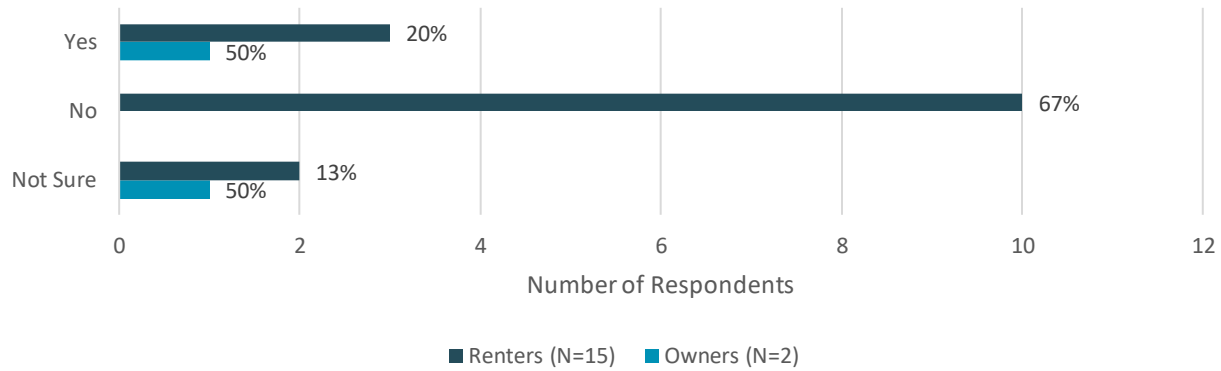
Figure 28: Specific forms of financial assistance



Affordability

Survey respondents were asked if they believed that their housing costs were affordable. 63% of renters do not believe that their housing costs are affordable, while homeowner respondents were evenly split between feeling that their housing costs are affordable, or are unsure (Figure 29).

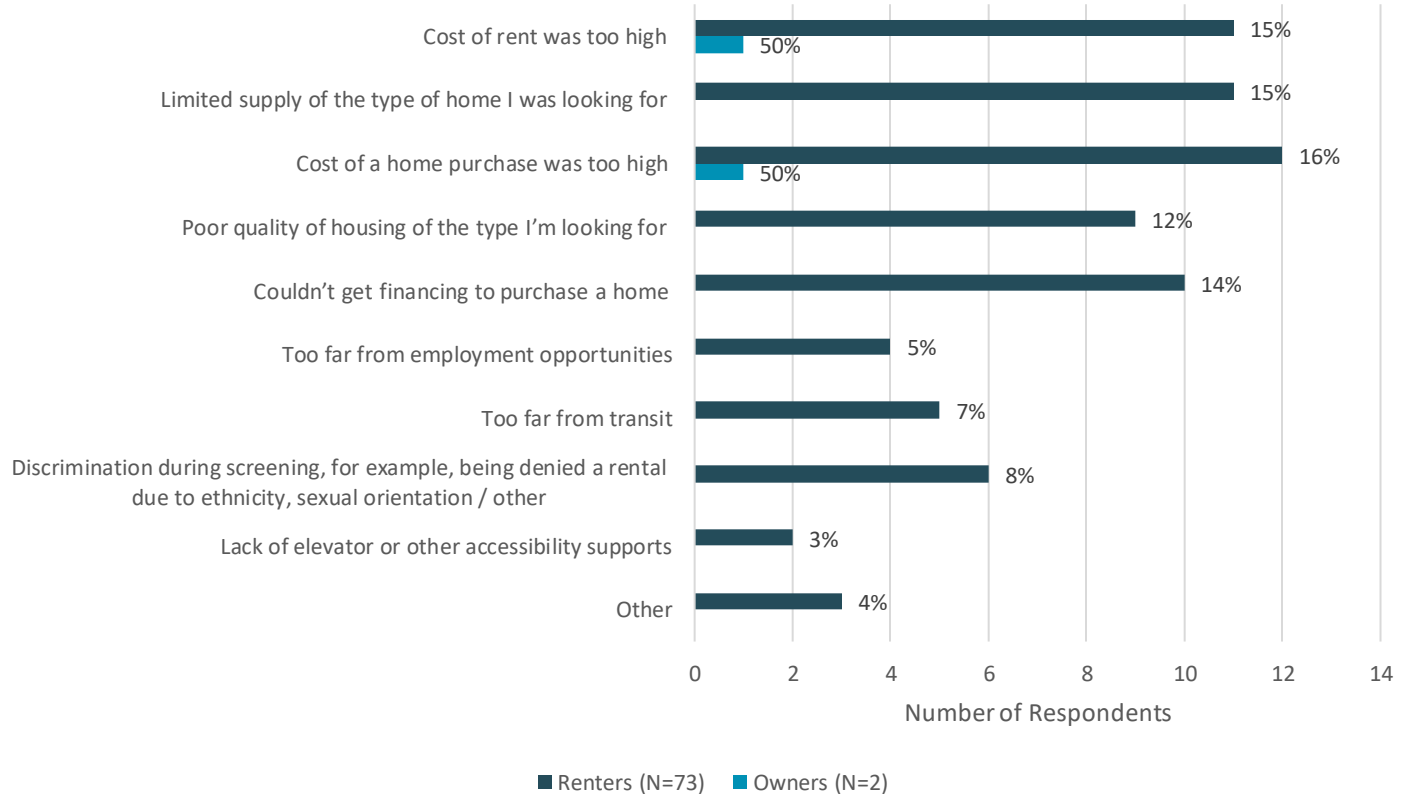
Figure 29: Housing Costs Affordability



Barriers

Respondents were asked if they had experienced barriers during the search for their current home, and to select all that applied. There were a total of 73 responses from renters and 2 from homeowners. Of the renter responses, the most common barrier was the cost of home purchase was too high (16% of responses), followed by limited supply of desired housing types and the cost of rent being too high (15% of responses) (Figure 30). Home owner respondents identified that cost of a home purchase was too expensive and cost of rent was too high.

Figure 30: Barriers during housing search

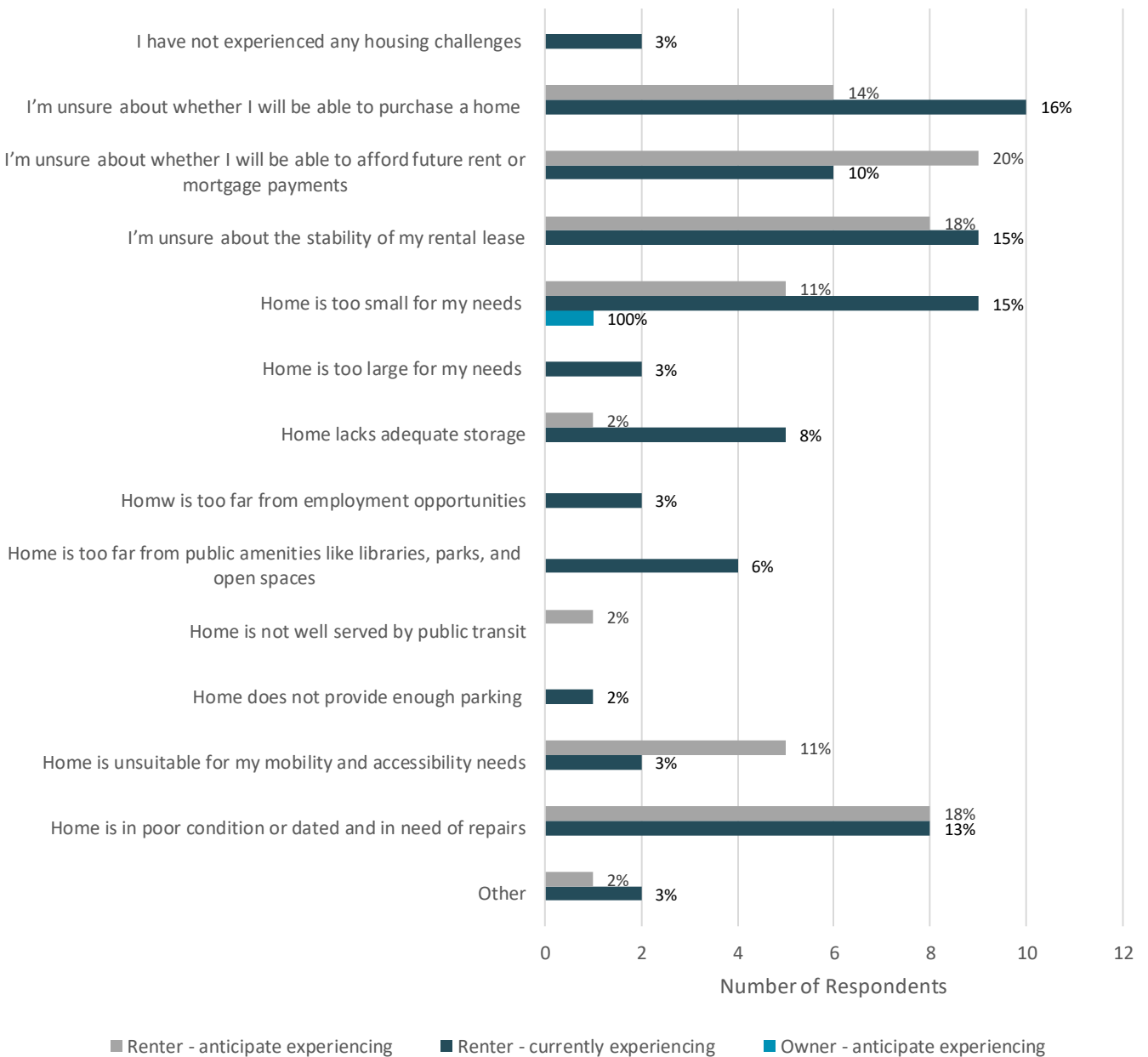


Current and Anticipated Housing Challenges

Respondents were asked about housing issues they are currently facing or anticipate experiencing in the next five years. Respondents were able to select as many options as they found applicable.

The most common response from renters was that they anticipate experiencing challenges with the condition and state of repair of their housing (18%) (Figure 31). Renters are also unsure about the stability of their lease currently and in the future (16%) and are unsure if they will be able to afford a home (15%). We received only 1 response from home owners, which was that they anticipate their home being too small for their needs.

Figure 31: Housing Challenges currently experiencing, anticipating experiencing, and not an issue



Community Housing Issues and Priorities

Community Housing Issues

Survey respondents were asked what housing issues they see in their community, selecting as many as they thought applicable. High cost of renting, low availability of rentals, and high cost of buying a home were the top three identified issues (Figure 32). Respondents who selected “other” specified that there is a lack of homes for families needing 3 or more bedrooms, and there are limited pet friendly apartments.

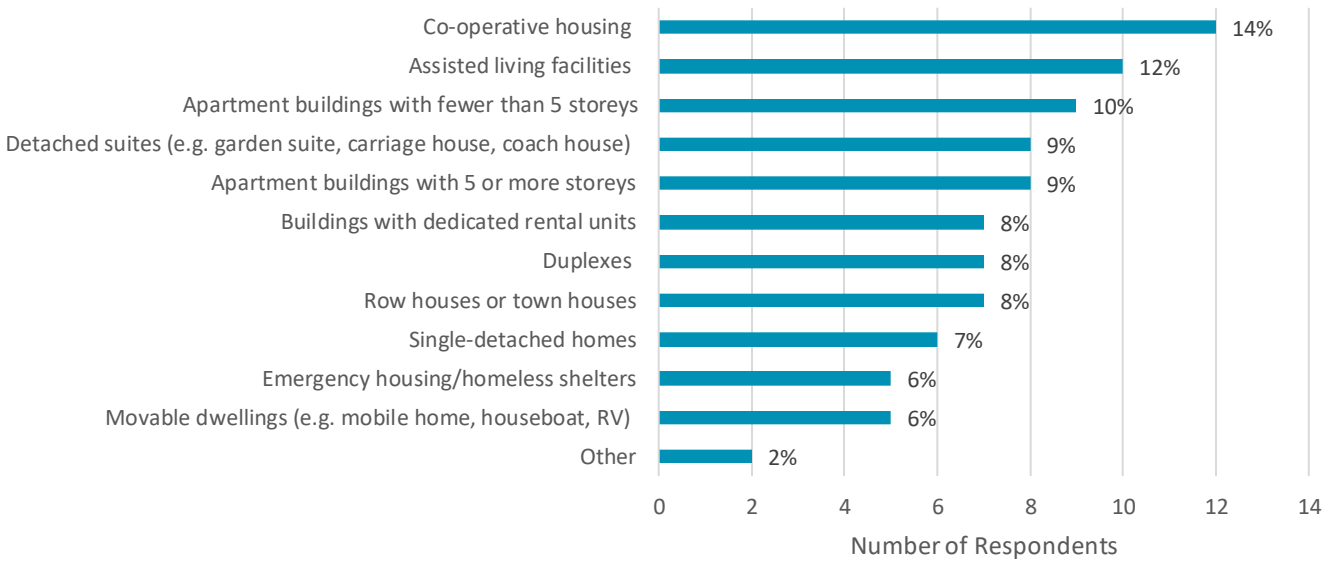
Figure 32: Community Housing Issues (N=130)



Housing Priorities

Looking at forms of housing missing in the community, paper survey respondents identified co-operative housing (14%), assisted living facilities (12%), and apartment buildings with fewer than 5 storeys (10%) as the most needed forms of housing for the community (Figure 33).

Figure 33: Forms of housing needed (N=86)



Other Comments

Paper survey respondents were provided space to add any additional comments. A total of 6 written responses were received, and summarized below:

- No affordable housing for families requiring 3+ bedrooms or for people with pets (2 respondents)
- Low income individuals are not able to afford rent, even with subsidies (2 respondents)
- What people earn is not sufficient to cover rent and basic bills (1 respondent)
- Is not seeing enough action to fix the housing situation (1 respondent)

Focus Groups Summary

As part of the Housing Needs Assessment process, the Town of Gibsons, District of Sechelt and Sunshine Coast Regional District conducted focus group discussions with key groups and organizations. Focus groups included:

- Advisory Planning Commissions
- Business Community
- Community Serving Organizations
- Real Estate and Development Organization

In light of physical distancing and other health recommendations related to the Covid-10 pandemic, all focus groups were hosted online via Zoom. Unfortunately, this prevented in-person engagement with vulnerable populations, such as those with lived experience of housing insecurity or homelessness. The Sunshine Coast sought to hear about some of needs through community serving organizations and paper surveys distributed at the Sunshine Coast Community Services Society.

Each focus group was asked a similar set of questions to investigate the key issues, gaps, successes, and opportunities.

The following sub-sections summarize statements from stakeholders. Some statements may not accurately reflect local government jurisdiction. Town of Gibsons, District of Sechelt, and Sunshine Coast Regional District will use the information where possible to improve housing opportunities.

Strengths of the Coast

- Generally, the Coast is seen as still being more affordable than larger urban centres. However, this affordability is dependant on income level.
- There is a high standard of quality and workmanship in the area between home construction, realtors and planning components of the community.
- There is more outdoor space available while still being in proximity to large urban centres (Vancouver, Lower Mainland etc.) and the services they provide (health care etc.).
- Strong sense of community, safety, and support for those who need it (shelters, volunteers, cooperation between organizations).
- However, with an aging population there are demands for altering the services that are available and adjusting them to better meet these needs.
- Healthy and positive lifestyles are promoted within the community.
- There is a growing concern in community about the lack of affordable housing options and many individuals and organizations are working together to actively address the issue.

Changes on the Coast over the Past 5-10 Years

Housing

- The cost of both land and construction has been increasing. There have been dramatic changes to the building code in the past 6 years and this continues to have major implications on the cost to build.

- Building your own home has become more difficult in recent years, many owners must use development and construction companies instead. This creates barrier for some individuals.¹
- The preferred types of houses are changing, moving away from single-family homes and towards townhouses/apartments.
- There is a lack of skilled workers in the area in order to support the construction industry.

Social/Business

- There have been positive changes in restaurants, bar, and night life services.
- Promotion of tourism in the area has increased.

Government

- Changing policies and regulations for development and housing
- Sechelt and Gibsons have higher fees for development compared to Electoral Areas.
- Construction and regulations need to be updated to alter subdivision rules and site regulations (e.g., setbacks, etc.) in order to allow for more diverse and affordable building types.

Housing Gaps Observed in Work and Demands Not Being Met

Housing Type/Style

- There is a need for bachelor suites as many residents are single occupants or seniors who live independently.
- Illegal suites are an issue as there is limited rentals available for people moving to the area, there are no other options.
- Lack of foster homes for individuals in care and those with disabilities are not having needs met.
- There is a need for housing and additional care options for people with non-life-threatening injuries or illnesses that are discharged from hospital but have no where else to go. Also, for those who live far away and need to use ambulance services but cannot afford to do so.

Affordability

- Need for more affordable housing for people on minimum wage or going to school, rental units and private homes.
- The lack of affordable housing options is greatly affecting employer's ability to recruit and retain employees. Housing geared towards the needs and affordability of the local workforce is felt to be a huge gap.
- There is a lack of affordable housing options in both the rental and homeownership market.

Government/Policy

- Residential Tenancy Act is intimidating for people to become landlords, there is no rental agency to support those becoming landlords. This may be contributing to a latent supply of housing on the Coast that could be made available if landlords felt more secure when it comes to providing their homes for long-term rental.
- Possibility of including designations bylaws/zoning rather than go through rezoning exercises for new housing developments in the future.

¹ To build your own home, you must become a registered owner builder by demonstrating proficiency with BC Building Code.

- There needs to be more communication and collaboration among staff within local governments to encourage and support growth, rather than restrict development opportunities.
- In many instances, local government bylaws are out of date and are seen to be restrictive of development rather than encouraging more diverse and affordable housing forms.

Clients Struggling to find Housing or Services

- Need new funding model to work towards alternative housing options.
- There is a lack of affordable and adequate housing. Housing that is available at an affordable rate is often of poor quality, too small for household needs and generally unhealthy.
- The lack of transportation is an issue for individuals, especially as those who are in need of more affordable housing options are often pushed out of the town centres and into more remote areas which may lack any transportation options at all. Community members must travel to get groceries, access medical services and obtain work. This is particularly a challenge for those living in Pender Harbour.
- Growth of tourism industry and Airbnb rentals take up a lot of unoccupied suites.
- Those who need support from Residential Tenancy Branch experience frustration going through the process.
- NIMBYism is an issue in many communities and there is sometimes a lack of understanding or support from community members for more affordable and supportive housing options.
- The hospital is facing particular challenges – community members who have non-life threatening injuries or are living with a disability may end up in the hospital and then are not discharged because the particular housing supports they need are not available on the Coast and there is nowhere for them to go. This leads to hospital beds remaining unnecessarily full.

Barriers and Challenges for New Development and Meeting Service Needs

Employment

- Increased promotion/marketing of the area may attract developers and other people to move to the area.
- There is an issue with employers trying to recruit employees due to the lack of housing and high cost of living.

Development

- There needs to be an easier process for developers, rezoning, and development approvals to help better support the process of developing housing projects. The current development application processes are felt to sometimes be frustrating and can be seen as a disincentive for pursuing further development.²
- Obtaining land for development is a barrier. It was suggested that local governments should explore several options to address this, including working directly with developers to identify land and on subdivision projects, as well as creating a process for donating land or making land available for affordable housing developments.
- There is a need for higher density housing, infill, or rezoning for higher density housing developments in the future.
- Building housing on a moderate income is difficult, costs have increased significantly.

² Local governments use tools and processes within the Local Government Act to regulate development.

- Rather than marketing as affordable housing, market as economically accessible housing or making housing affordable (NIMBYism).

Government

- Internal staff capacity within smaller municipalities is limited. Low internal capacity means there are challenges in development and approval processes, this needs to be addressed with increased funding and local capacity.
- Lack of awareness about innovative policy tools that could drive development.
- There is a need for increased communication and transparency with local governments and developers to support lowering the costs for development.

Data

- Lack of accurate data for those underhoused, marginally housed, couch surfing, close to homelessness or in unhealthy/unsafe environments.
- Homelessness data that is available seems low and there is a seasonal nature to the demand as weather changes and individuals move around the Coast.

Opportunities to Address Housing Issues

Government/Management

- Zoning should allow secondary suites and multiple housing types.
- Bylaws should be used to invite more housing opportunity rather than hindering.
- Rather than redevelopment of existing properties, planning could encourage developers to designate some land to non-profits for housing needs (rather than purely commercial development).
- Need altered building codes to increase options of different types of homes.
- There should be an agreement for the next three or four years of development supply approved.
- Local government needs to keep an open mind for innovative housing opportunities.
- The application process to acquire housing is a hurdle for many. Would prefer to see a waitlist for those needing housing but need support with application process – “unfulfilled applicant families”.³

Affordability

- There is fear that because of the lack of affordable housing options, many areas of the Coast are becoming bedroom communities.
- Commute to Lower Mainland from coast is short, is there a way to improve scheduling with BC Ferries in order to better support work opportunities?
- There needs to be a way to reduce the cost to build and increase financial support for affordable housing.
- There should be a cap for families, so they don't pay more than 30% of their gross income on housing.
- There needs to be entry level housing available for home ownership.

Housing Type/Style

- There should be higher density housing options and co-op housing available.
- Tiny houses and other unique housing options should be considered when planning for future housing.

³ The housing support registry and waitlist is managed by BC Housing, not local governments. Participants may not have been aware of this, which suggests an opportunity to improve education and awareness about the role of local government in addressing housing challenges.

- Some local government policies may actually be restraining innovative and discouraging a variety of housing types or forms. Policies should be reviewed and analysed from a lens of understanding any of these unintended consequences.
- Affordable housing projects should be considered more seriously (e.g. cargo shipping containers for modern housing solutions).
- Keeping the unique charm of the coast is important while also developing for the future.

Other Feedback

- There are no accommodations for students, or workers coming in, especially with tourism season. Businesses and affordable housing are very closely related.
- Increase opportunities for workers, recruitment of professionals to move to area
- How was Sechelt Nation engaged? Collaboration means considering that there are four local governments on the Coast.
- Location of services and utilities affect where development goes in the SCRD.
- Building lots of market rental housing right now in Sechelt and Gibsons, which are cheaper for utilities and other shelter costs compared to other types of rental units like secondary suites in old houses.
- There are individuals in the older demographic looking for purpose-built rentals.
- Limited daycare services open at this time, this makes it difficult for families, women, and recruiting new employees to the area.
- There is a need for more nurses to do outreach, meal support services and programs in the community.

Stakeholder Interviews Summary

To inform the Housing Needs Report the Town of Gibsons, District of Sechelt, and Sunshine Coast Regional District conducted stakeholder interviews to better understand a broad range of issues, opportunities and needs related to housing in the various communities across the Coast. Six key stakeholder interviews were held to gather information on affordability, population, real estate, homelessness and insecure housing, household incomes, and dwelling unit types and styles that are needed.

Interviews were conducted with the following organizations:

- Sunshine Homelessness Advisory Committee
- Sunshine Coast Affordable Housing Society
- RainCity Housing
- VoiceLab
- WorkBC
- RCMP

The following sub-sections summarize statements from stakeholders. Some statements may not accurately reflect local government jurisdiction. Town of Gibsons, District of Sechelt, and Sunshine Coast Regional District will use the information where possible to improve housing opportunities.

Housing Needs Not Being Met

Affordability

- There is a need for low income housing and more subsidized housing.
- Accesses to more rentals for community members and civil servants (e.g. RCMP, health care workers) should be provided.
- Affordable seniors housing is difficult to come by, its very limited.
- Rentals are too expensive for most people and rental prices are increasing.

Emergency Housing

- There is a need for a permanent emergency shelter in Gibsons.
- Emergency housing and support in Sechelt is full, especially with Covid-19.
- Pender Harbour needs some form of emergency/shelter support.
- A shelter accepting children and providing diverse bedroom options for children is needed.
- Transitional housing for women fleeing abuse is needed. Second stage housing and transitional housing units are full.
- There is need for a recovery centre for detoxing and recovery, with access to an addictions councillor.

Significant Groups Facing Challenges

- **Families and single parents** – if accessing shelters, the Ministry may remove the children until stable housing is found. This is a major deterrent for families to seek assistance. Housing is limited for families and single parents as housing is unaffordable.
- **Seniors** – the seniors housing units are full, and there is nothing for those with dementia or those who need hospice care.
- **Disabilities** – individuals with disabilities have limited options, accessibility isn't always considered in development of housing.

- **Women and children** – some fleeing abusive relationships/homes, there is little support and few affordable housing units for women and children.
- **Poverty** – any individual or family living in poverty are at extreme risk of becoming homeless.
- **Renters and young adults** – many new developments are single-family homes and there is a lack of diversity in housing styles (townhouses/small homes etc.); many renters and young adults need housing options that are not single-family
- **Employees and Employers** – work force housing is needed to support employment opportunities and local economies. Currently 350 people working with WorkBC to support employment efforts. This may increase due to Covid-19. During Covid-19 there are possibly 1,200 individuals accessing EI programs and working with WorkBC to get back into the work force.

Changes (5-10 Years)

Homelessness

- Homelessness is more visible and increasing, in 2009 the homeless count reached 200. It is difficult to get accurate numbers.
- Addictions have changed, no longer just alcohol but also harder drugs and users are younger.
- Shelters increased capacity but are still having to turn people away.
- In the past 4 years the housing needs have grown exponentially, for several reasons (cost of living increasing but support money is not, aging population etc.).

Affordability

- Young people openly discuss issue of unaffordable housing.
- Demand for affordable housing is increasing but slow to develop. While cost of living increases the level of wages do not.

Growth

- New businesses such as brewery, coffee shops, restaurants etc. is encouraging to see over the year.
- Moving away from the idea of a rural community and more of an urban community, need to support this growth with adequate housing stock.

Pender Harbour

- There needs to be seniors and supportive housing within the community of Pender Harbour.
- There is difficulty bringing summer/seasonal staff to the area as the wages are too low and the lack of housing is a deterrent.
- Many people in Pender Harbour do not like to accept assistance when it is available.
- There is an issue of hidden homeless population within the community.

Challenges Impacting Services

- The waitlist for housing and support is very long. In the previous year there was a turnover of only three people.

Government and Bylaws

- Real estate market is challenging as some homes are purchased and rented as short term holiday accommodations (e.g. Airbnb) rather than rented out as long-term options.

- OCP and zoning bylaws need to include more diversity of housing options, secondary suites, and variety of lot size to accommodate diversity of future housing.
- In one neighbourhood there are six houses that are empty and not for sale, with approximately three or four used as summer vacation locations.

Education

- There is push back on affordable housing as there is stigma surrounding possible tenants (NIMBY). Community members need to learn more about affordable housing benefits.
- Taking on the responsibility in working with BC Housing as a volunteer organization has been an overwhelming task.

Challenges and Opportunities to Build/Operate Housing

Challenges

- The lack of funding is a hurdle to progress housing projects and developments.
- There is a lack of available land for development.
- There is a connection between lack of housing and lack of workers in the area. There are unfilled positions in various sectors but due to lack of housing they cannot find staff.

Opportunities

- Affordability and sustainability must be considered together when planning for future housing.
- Utilizing a strata system as an option to share costs and allow people to own their own homes/land.
- Investigate the possibility of converting larger homes into shared housing accommodations.
- Older community members with large houses could rent their spare bedrooms or suites to younger people and young professionals searching for rental units.
- Efforts are needed to coordinate as a large entity across the Coast, to collaborate with government, community groups, and general public in order to keep housing incentives moving forward.
- During this Housing Needs Assessment project, could suggestions for affordable housing models or specifically on seniors/special needs housing be included in the final report?
- There needs to be a change in the way our community's grow, develop and are sustained.
- A partnership with BC Housing Opportunities would increase if the three governments could come together and discuss housing needs in a collaborative way.

Planned Housing Initiatives

- RCMP have discussed a housing development specifically for officers. This would need to be reviewed by the National Police Federation and is currently a low priority.
- New science/research centre being built which will provide approximately 30 full-time jobs. The issue is finding housing for these people. (Possible 70-100 spin off employment opportunities)
- There is interest in facilitating an online forum in partnership with MP and MLA and local housing experts.

Innovations, Strategies and Best Practices for Improvement

Social Support

- Include a Measured Alcohol Program within the community and housing developments.
- Development of a detox and recovery centre would support community members improve their lives.
- The criteria of having to live within the community for 1-year before accessing housing support is challenging.
- Subsidized, independent housing – Development of subsidized housing that is independent of staff will open beds/units in the supportive housing facility so others who need supportive housing can get that support.
- Accessibility is important and involves coming up with modern answers to develop the community.

Seniors and Young Adults

- Developing a seniors housing complex which includes multi-stages of housing and care so residents can transition to different levels of care within one facility.
- Developing a shared living option or co-operative housing for groups like RCMP or other community members with respectful quiet hours for sleeping while also providing space for family members (Co-operative Housing Federation of Canada).
- Some townhouses currently operating within the community are operated by Habitat for Humanity. It would be positive to see more of that style of housing in the community.
- Age-in-place housing would be a positive development for the Coast.

Collaboration

- Collaboration between local government, CMHC and BC Housing that clearly identifies possible housing models would be a positive strategy (BC Non-Profit Housing).
- There should be some more education about the diversity of housing options and opportunity.
- Outdated bylaws and zoning create barriers to developing housing and discourages people from moving forward.

Development

- There is a need to work with developers to ensure quality housing is constructed.
- Need to build more diversity in housing stock, rather than just single-family homes.
- There are lands within communities that could be used for in-fill and higher density housing.

Other

- It is difficult to gain community support as there is stigma around those who need support (addicts, bad people, criminals, done something wrong etc.)
- Need for more education and discussion to work through some myths held about the homelessness issue in the area (Homeless people are not coming from Vancouver.)
- There are long waitlists at every agency of people who need support.
- Marketing the area as a desirable place to live so newcomers do not focus on the high cost of housing.
- There is difficulty in recruiting new employees and civil servants (e.g. RCMP) as the high prices of living are a deterrent
- There is a division between residents who have been in the same community for 30 years who do not want to see change and those who are newer and want to develop the community further.

- BC Ferries is an issue – people may prefer to live in places like Powell River, which is cheaper and similarly accessible.
- Covid-19 pandemic may re-focus attention onto vulnerable populations
- More building permits being issued as people see benefit of living away from densely populated areas (Covid-19).



Appendix D

Enrollment Data

The following table is enrollment data collected by School District 46.

Year	Migration Numbers – Historic Actuals					
	Birth to Age 1	1 – 4 to 2 – 5	5 – 8 to 6 – 9	9 – 12 to 10 – 13	13 – 16 to 14 – 17	<u>1 – 15 to 2 – 17</u>
2015	11	40	30	0	-45	25
2016	5	50	30	15	-5	90
2017	7	65	5	0	-10	60
2018	0	55	25	35	15	130
2019	-5	25	25	45	5	100



Appendix E

Housing Needs Report Summary Forms

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Town of Gibsons

REGIONAL DISTRICT: Sunshine Coast

DATE OF REPORT COMPLETION: September/2020 (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas:
	District of Sechelt, Egmont-Pender Harbour, Halfmoon Bay, Roberts Creek, Elphinstone, West Howe Sound
	Neighbouring First Nations:
	shishálh Nation and Skwxwú7mesh Nation

POPULATION	Population: 4,405 (2016, all households)		Change since 2006 :	12% %	
	Projected population in 5 years: 5,099 (2025)		Projected change:	(2020-2025) 5 %	
	Number of households: 2,225 (2016, private households)		Change since 2006 :	19 %	
	Projected number of households in 5 years: 2,580 (2025)		Projected change:	(2020-2025) 8 %	
	Average household size: 2.0 (2016)				
	Projected average household size in 5 years: 1.98 (2025)				
	Median age (local): 54.4 (2016)		Median age (RD): 54.9 (2016)	Median age (BC): 43.0 (2016)	
	Projected median age in 5 years: 59.6 (2025)				
	Seniors 65+ (local): (2016) 31 %		Seniors 65+ (RD): (2016) 30 %	Seniors 65+ (BC): (2016) 18 %	
	Projected seniors 65+ in 5 years: (2025) 43 %				
	Owner households:		71 %	Renter households: 28 %	
	Renter households in subsidized housing: 17 %				

INCOME	Median household income	Local	Regional District	BC
	All households (2016, private)	\$ 58,470	\$ 60,279	\$ 69,995
	Renter households (2016, private)	\$ 38,208	\$ 34,624	\$ 45,848
	Owner households (2016, private)	\$ 68,822	\$ 69,098	\$ 84,333

ECONOMY	Participation rate: (2016, private households) 56.9 %	Unemployment rate: (2016, private households) 4.4 %
	Major local industries: Retail trade; Health care and social assistance; Manufacturing; Accommodation and Food services; Professional, scientific and technical services; Transportation and warehousing	

HOUSING	Median assessed housing values: \$ 737,059 (average)	Median housing sale price: \$ 573,232 (average)
	Median monthly rent: \$ N/A	Rental vacancy rate: N/A %
	Housing units - total: 2,225	Housing units – subsidized: 560 (SCRD)
	Annual registered new homes - total: 210 (2018, SCRDC)	Annual registered new homes - rental: 0 (2018)
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter): (2016) 25 %	
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs): (2016) 5 %	
	Households below <i>suitability</i> standards (in overcrowded dwellings): (2016) 3 %	

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

There is strong OCP language around affordable housing and densification strategies across SCRDC. It is widely acknowledged that diverse housing options are necessary to address the specific needs of different groups of residents. The Town of Gibsons also notes particular tools, such as density bonuses and inclusionary zoning.

2. Any community consultation undertaken during development of the housing needs report:

Residents were engaged through a community survey, which was administered online and in paper copy distributed by the Sunshine Coast Community Services Society.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).

Stakeholders involved in the housing industry or with special knowledge of housing needs were engaged through focus groups and stakeholder interviews.

4. Any consultation undertaken with First Nations:

shishálh Nation was approached, but did not have capacity to participate in the process.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	63	68
1 bedroom	49	55
2 bedrooms	51	57
3+ bedrooms	15	17
Total	178	197

Comments:

The above estimates are based on projected growth in households by household type, combined with an assumed distribution of unit sizes needed for each household type. Currently needed units are those units projected to meet the needs of new households since the 2016 Census, while anticipated unit needs are those units projected to meet the needs of new households that form between 2020 and 2025.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	1,805	100	1,900	100	2,155	100
Of which are in core housing need	230	13	305	16	265	12
Of which are owner households	55	3	110	8	75	5
Of which are renter households	180	10	195	37	190	31

Comments:

When looking at tenure, rates of core housing need are higher for renter households (31% of which are in core housing need) compared to owner households (5%).

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	1,805	100	1,900	100	2,155	100
Of which are in extreme core housing need	125	7	115	6	130	6
Of which are owner households	40	2	30	2	35	2
Of which are renter households	90	5	85	4	95	4

Comments:

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

Affordability has been the most significant issue in Gibsons, with 16% of owner households and 48% of renter households living in unaffordable housing in 2016. Household types with the highest median income would need to spend 32% of their income to afford a single-detached home.

2. Rental housing:

There is a high demand for rental housing that is not being met by Gibsons' current rental stock. Residents are concerned about this shortage and the effects of short-term vacation rentals. Stakeholders identified a need to continue supporting the primary rental market and diverse housing types to provide secondary rental market options.

3. Special needs housing:

Stakeholders indicated that there are long waitlists for housing supports across all groups, including individuals with physical and mental health challenges. Stakeholders indicated that there are limited housing options for people with physical activity limitations or mental health challenges, who may be looking for primary rental market units.

4. Housing for seniors:

Adults over 65 comprised 31% of Gibsons' population in 2016. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. As the population continues to age, there will be increased need for supportive housing and assisted living units, as well as supports to age-in-place.

5. Housing for families:

Community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms). Median-earning lone-parent families would need to spend 45% of their monthly income to afford to rent an average unit but may experience challenges finding one that has enough bedrooms for their child(ren).

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

Stakeholders indicated that homelessness is on the rise and hidden homelessness is a challenge. There is a need for a permanent emergency shelter in the Town. 8-10 emergency shelter beds are currently available on a seasonal basis, with more units currently under development. Stakeholders indicated that the shelters are at capacity.

7. Any other population groups with specific housing needs identified in the report:

Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full. Stakeholders also reported there is a lack of housing for all workers which impacts employers' hiring abilities.

Were there any other key issues identified through the process of developing your housing needs report?

The COVID-19 pandemic has had significant impacts on employment, income, and savings which are expected to persist for months to years. With reduced incomes and lower savings, many households may see their long-term housing goals impacted. Stakeholders suggested that COVID-19 has re-focused attention on vulnerable populations. Groups such as seniors, individuals experiencing homelessness or housing insecurity, individuals with physical activity limitation and / or mental health challenges, women and children fleeing violence, low income households, and others may experience additional challenges in accessing needed social services and supports. Stakeholders from the real estate and development industries indicated that they have experienced increased demand for single-family homes across the Coast, as more employees are able to work from home. Stakeholders also suggested that there may be implications for the need for workforce housing on the Coast.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: District of Sechelt

REGIONAL DISTRICT: Sunshine Coast

DATE OF REPORT COMPLETION: September/2020 (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas:
	Town of Gibsons, Pender Harbour / Egmont, Halfmoon Bay, Roberts Creek, Elphinstone, West Howe Sound
	Neighbouring First Nations:
	shishálh Nation and Skwxwú7mesh Nation

POPULATION	Population: 10,005 (2016, all households)		Change since 2006 :	21 %	
	Projected population in 5 years: 10,934 (2025)		Projected change:	(2020-2025) 3 %	
	Number of households: 4,855 (2016)		Change since 2006 :	26 %	
	Projected number of households in 5 years: 5,357 (2025)		Projected change:	(2020-2025) 4 %	
	Average household size: 2.1				
	Projected average household size in 5 years: 2.04 (2025)				
	Median age (local): 56.1 (2016)		Median age (RD): 54.9 (2016)	Median age (BC): 43.0 (2016)	
	Projected median age in 5 years: 60.0 (2025)				
	Seniors 65+ (local): (2016) 33 %		Seniors 65+ (RD): (2016) 30 %	Seniors 65+ (BC): (2016) 18 %	
	Projected seniors 65+ in 5 years: (2025) 42 %				
	Owner households:		77 %	Renter households: 23 %	
	Renter households in subsidized housing: 15 %				

	Median household income	Local	Regional District	BC
INCOME	All households (2016, private)	\$ 58,609	\$ 60,279	\$ 69,995
	Renter households (2016, private)	\$ 34,566	\$ 34,624	\$ 45,848
	Owner households (2016, private)	\$ 67,573	\$ 69,098	\$ 84,333

ECONOMY	Participation rate: 51.7 %	Unemployment rate: 7.5 %
	Major local industries: Retail trade; Health care and social assistance; Construction; Management of companies and enterprises; Accommodation and food services	

HOUSING	Median assessed housing values: \$ 630,900 (Average)	Median housing sale price: \$ 605,661 (Average)
	Median monthly rent: \$ N/A	Rental vacancy rate: N/A %
	Housing units - total: 4,855	Housing units – subsidized: 560 (SCRD)
	Annual registered new homes - total: 210 (2018, SCRD)	Annual registered new homes - rental: 0
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter):	24 %
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs):	4 %
	Households below <i>suitability</i> standards (in overcrowded dwellings):	2 %

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

There is strong OCP language around affordable housing and densification strategies across SCRD. It is widely acknowledged that diverse housing options are necessary to address the specific needs of different groups of residents. The District of Sechelt also notes particular tools, such as density bonuses and inclusionary zoning.

2. Any community consultation undertaken during development of the housing needs report:

Residents were engaged through a community survey, which was administered online and in paper copy distributed by the Sunshine Coast Community Services Society.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).

Stakeholders involved in the housing industry or with special knowledge of housing needs were engaged through focus groups and stakeholder interviews.

4. Any consultation undertaken with First Nations:

shíshálh Nation was approached, but did not have capacity to participate in the process.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	98	83
1 bedroom	68	58
2 bedrooms	74	62
3+ bedrooms	24	19
Total	264	223

Comments:

The above estimates are based on projected growth in households by household type, combined with an assumed distribution of unit sizes needed for each household type. Currently needed units are those units projected to meet the needs of new households since the 2016 Census, while anticipated unit needs are those units projected to meet the needs of new households that form between 2020 and 2025.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	3,675	100	4,050	100	4,590	100
Of which are in core housing need	440	12	440	11	815	18
Of which are owner households	215	6	200	5	315	7
Of which are renter households	230	6	240	6	500	11

Comments:

When looking at tenure, rates of core housing need are higher for renter households (48% of which are in core housing need) compared to owner households (9%)

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	3,675	100	4,050	100	4,590	100
Of which are in extreme core housing need	160	4	175	4	345	8
Of which are owner households	80	2	100	2	110	2
Of which are renter households	75	2	70	2	225	5

Comments:

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

Affordability has been the most significant issue in Sechelt, with 16% of owner households and 50% of renter households living in unaffordable housing in 2016. While housing prices in Sechelt are the most affordable of all SCRD, homeownership is unlikely for lower earning household types (e.g., single income households).

2. Rental housing:

The current rental stock does not meet the high demand for rental housing. Residents are concerned about a lack of rental housing and effects of short-term vacation rentals. In 2016, around 80% of households were in groups that face the greatest affordability gaps in securing housing (single-income households and couples without children).

3. Special needs housing:

Stakeholders indicated that there are long waitlists for housing supports across all groups, including individuals with physical and mental health challenges. Stakeholders indicated that there are limited housing options for people with physical activity limitations or mental health challenges, who may be looking for primary rental market units.

4. Housing for seniors:

While adults over 65 comprised 34% of Sechelt's population in 2016, projections suggest they could comprise more than 42% by 2025. As the population continues to age, there will be increased need for supportive housing and assisted living units, and supports to age-in-place. New units are currently being developed but more will be needed.

5. Housing for families:

While Sechelt has a diverse housing stock compared to other SCRD communities, there is a need for affordable options for families. Median-earning couples with children are likely to afford average housing costs. But, median-earning lone-parent families would need to spend 51% of their monthly income to afford to rent an average unit.

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

Stakeholders indicated that homelessness is on the rise and hidden homelessness is a challenge. Sechelt has the only year-round emergency shelter in SCRD with 20 beds. Stakeholders indicated that emergency housing and support in Sechelt are full with waitlists, especially since the COVID-19 pandemic.

7. Any other population groups with specific housing needs identified in the report:

Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full. Units of women's third stage housing are currently under development in Sechelt.

Were there any other key issues identified through the process of developing your housing needs report?

The COVID-19 pandemic has had significant impacts on employment, income, and savings which are expected to persist for months to years. With reduced incomes and lower savings, many households may see their long-term housing goals impacted. Stakeholders suggested that COVID-19 has re-focused attention on vulnerable populations. Groups such as seniors, individuals experiencing homelessness or housing insecurity, individuals with physical activity limitation and / or mental health challenges, women and children fleeing violence, low income households, and others may experience additional challenges in accessing needed social services and supports. Stakeholders from the real estate and development industries indicated that they have experienced increased demand for single-family homes across the Coast, as more employees are able to work from home. Stakeholders also suggested that there may be implications for the need for workforce housing on the Coast.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area A: Pender Harbour / Egmont

REGIONAL DISTRICT: Sunshine Coast

DATE OF REPORT COMPLETION: September/2020 (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas:
	Town of Gibsons, District of Sechelt, Halfmoon Bay, Roberts Creek, Elphinstone, West Howe Sound
	Neighbouring First Nations:
	shishálh Nation and Skwxwú7mesh Nation

POPULATION	Population: 2,565 (2016, all households)		Change since 2006 :	-0.4 %
	Projected population in 5 years: 2,670 (2025)		Projected change:	(2020-2025) 0.9 %
	Number of households: 1,380 (2016)		Change since 2006 :	11 %
	Projected number of households in 5 years: 1,423 (2025)		Projected change:	(2020-2025) 1 %
	Average household size: 1.9			
	Projected average household size in 5 years: 1.88 (2025)			
	Median age (local): 61.6 (2016)	Median age (RD): 54.9 (2016)	Median age (BC): 43.0 (2016)	
	Projected median age in 5 years: 60.9 (2025)			
	Seniors 65+ (local): (2016) 40 %	Seniors 65+ (RD): (2016) 30 %	Seniors 65+ (BC): (2016) 18 %	
	Projected seniors 65+ in 5 years:			(2025) 38 %
	Owner households:	83 %	Renter households:	17 %
	Renter households in subsidized housing:			4 %

INCOME	Median household income	Local	Regional District	BC
	All households (2016, private)	\$ 53,934	\$ 60,279	\$ 69,995
	Renter households (2016, private)	\$ 26,990	\$ 34,624	\$ 45,848
	Owner households (2016, private)	\$ 65,767	\$ 69,098	\$ 84,333

ECONOMY	Participation rate: 45.1 %	Unemployment rate: 8.8 %
	Major local industries: Construction; Retail trade; Accommodation and food services; Transportation and warehousing	

HOUSING	Median assessed housing values: \$ 692,181 (Average)	Median housing sale price: \$ 717,698 (Average)
	Median monthly rent: \$ N/A	Rental vacancy rate: N/A %
	Housing units - total: 1,380	Housing units – subsidized: 560 (SCRD)
	Annual registered new homes - total: 210 (2018 SCR D)	Annual registered new homes - rental: 0
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter):	20 %
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs):	5 %
	Households below <i>suitability</i> standards (in overcrowded dwellings):	2 %

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

There is strong OCP language around affordable housing and densification strategies across SCR D. Diverse housing options are widely acknowledged as being necessary to address different groups of residents' specific needs. Pender Harbour / Egmont focuses more on neighbourhood centres and secondary dwellings on rural properties in their OCP policies.

2. Any community consultation undertaken during development of the housing needs report:

Residents were engaged through a community survey, which was administered online and in paper copy distributed by the Sunshine Coast Community Services Society.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).

Stakeholders involved in the housing industry or with special knowledge of housing needs were engaged through focus groups and stakeholder interviews.

4. Any consultation undertaken with First Nations:

shíshálh Nation was approached, but did not have capacity to participate in the process.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	8	2
1 bedroom	2	8
2 bedrooms	7	7
3+ bedrooms	4	4
Total	21	21

Comments:

The above estimates are based on projected growth in households by household type, combined with an assumed distribution of unit sizes needed for each household type. Currently needed units are those units projected to meet the needs of new households since the 2016 Census, while anticipated unit needs are those units projected to meet the needs of new households that form between 2020 and 2025.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	1,170	100	1,330	100	1,300	100
Of which are in core housing need	285	24	285	21	250	19
Of which are owner households	210	18	170	13	145	11
Of which are renter households	80	7	120	9	100	8

Comments:

When looking at tenure, rates of core housing need are higher for renter households (51% of which are in core housing need) compared to owner households (13%)

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	1,170	100	1,330	100	1,300	100
Of which are in extreme core housing need	110	9	70	5	110	8
Of which are owner households	80	7	20	2	60	5
Of which are renter households	35	3	50	4	45	3

Comments:

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

Housing indicators show that affordability has been the most significant issue in Pender Harbour / Egmont, with 16% of owner, or 175 households, and 42% of renter, or 80 households living in unaffordable housing in 2016. Household types with the highest median income would need to spend 32% of their income to afford a single-detached home.

2. Rental housing:

The current rental stock does not meet the high demand for rental housing. Residents are concerned about short-term vacation rentals; 41% of homes are not occupied by their usual resident. Stakeholders identified a need to continue supporting the primary rental market and diverse housing types to provide secondary rental market options.

3. Special needs housing:

Stakeholders indicated that there are long waitlists for housing supports across all groups, including individuals with physical and mental health challenges. Stakeholders indicated that there are limited housing options for people with physical activity limitations or mental health challenges, who may be looking for primary rental market units.

4. Housing for seniors:

Pender Harbour / Egmont had the highest median age of all electoral areas and municipalities on the Coast in 2016. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. There will be a need for affordable, accessible units that are close to public transportation.

5. Housing for families:

Community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms). More than half of families in Pender Harbour / Egmont would be unable to afford housing. Median-earning lone-parent families would need to spend 59% of their monthly income to afford rent.

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

Stakeholders indicated that homelessness is on the rise and hidden homelessness is a challenge. With people living in substandard housing, on boats, camping, and couch surfing, stakeholders indicated there is a need for some form of emergency shelter or support in Pender Harbour.

7. Any other population groups with specific housing needs identified in the report:

Anecdotal evidence and past studies suggest that there are more seniors and at-risk youth experiencing homelessness in Pender Harbour compared to other SCRD communities. Transitional housing is also needed to meet the needs of women and their children fleeing abuse and unsafe conditions as existing units are full.

Were there any other key issues identified through the process of developing your housing needs report?

The COVID-19 pandemic has had significant impacts on employment, income, and savings which are expected to persist for months to years. With reduced incomes and lower savings, many households may see their long-term housing goals impacted. Stakeholders suggested that COVID-19 has re-focused attention on vulnerable populations. Groups such as seniors, individuals experiencing homelessness or housing insecurity, individuals with physical activity limitation and / or mental health challenges, women and children fleeing violence, low income households, and others may experience additional challenges in accessing needed social services and supports. Stakeholders from the real estate and development industries indicated that they have experienced increased demand for single-family homes across the Coast, as more employees are able to work from home. Stakeholders also suggested that there may be implications for the need for workforce housing on the Coast.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area B: Halfmoon Bay

REGIONAL DISTRICT: Sunshine Coast

DATE OF REPORT COMPLETION: September/2020 (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas:
	Town of Gibsons, District of Sechelt, Pender Harbour / Egmont, Roberts Creek, Elphinstone, West Howe Sound
	Neighbouring First Nations:
	shishálh Nation and Skwxwú7mesh Nation

POPULATION	Population: 2,710 (2016, all households)		Change since 2006 :	6 %	
	Projected population in 5 years: 2,786 (2025)		Projected change:	(2020-2025) 1 %	
	Number of households: 1,250 (2016)		Change since 2006 :	11 %	
	Projected number of households in 5 years: 1,281 (2025)		Projected change:	(2020-2025) 1 %	
	Average household size: 2.2 (2016)				
	Projected average household size in 5 years: 2.17 (2025)				
	Median age (local): 55.7 (2016)		Median age (RD): 54.9 (2016)	Median age (BC): 43.0 (2016)	
	Projected median age in 5 years: 55.3 (2025)				
	Seniors 65+ (local): (2016) 25 %		Seniors 65+ (RD): (2016) 30 %	Seniors 65+ (BC): (2016) 18 %	
	Projected seniors 65+ in 5 years: (2025) 28 %				
	Owner households:		82 %	Renter households: 17 %	
	Renter households in subsidized housing: 0 %				

INCOME	Median household income	Local	Regional District	BC
	All households (2016, private)	\$ 65,939	\$ 60,279	\$ 69,995
	Renter households (2016, private)	\$ 32,288	\$ 34,624	\$ 45,848
	Owner households (2016, private)	\$ 73,148	\$ 69,098	\$ 84,333

ECONOMY	Participation rate: 54.6 %	Unemployment rate: 7.6 %
	Major local industries: Construction; Professional, scientific and technical services; Retail Trade ; Educational services	

HOUSING	Median assessed housing values: \$ 804,106 (Average)	Median housing sale price: \$ 788,206 (Average)
	Median monthly rent: \$ N/A	Rental vacancy rate: N/A %
	Housing units - total: 1,250	Housing units – subsidized: 560 (SCRD)
	Annual registered new homes - total: 210 (2018, SCR D)	Annual registered new homes - rental: 0
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter):	24 %
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs):	7 %
	Households below <i>suitability</i> standards (in overcrowded dwellings):	3 %

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

There is strong OCP language around affordable housing and densification strategies across SCR D. It is widely acknowledged that diverse housing options are necessary to address the specific needs of different groups of residents. Halfmoon Bay focuses more on neighbourhood centres and secondary dwellings on rural properties in their OCP policies.

2. Any community consultation undertaken during development of the housing needs report:

Residents were engaged through a community survey, which was administered online and in paper copy distributed by the Sunshine Coast Community Services Society.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).

Stakeholders involved in the housing industry or with special knowledge of housing needs were engaged through focus groups and stakeholder interviews.

4. Any consultation undertaken with First Nations:

shishálh Nation was approached, but did not have capacity to participate in the process.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	6	2
1 bedroom	2	6
2 bedrooms	6	6
3+ bedrooms	3	3
Total	17	17

Comments:

The above estimates are based on projected growth in households by household type, combined with an assumed distribution of unit sizes needed for each household type. Currently needed units are those units projected to meet the needs of new households since the 2016 Census, while anticipated unit needs are those units projected to meet the needs of new households that form between 2020 and 2025.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	1,055	100	1,045	100	1,185	100
Of which are in core housing need	210	20	120	11	145	12
Of which are owner households	135	13	70	7	60	5
Of which are renter households	75	7	45	4	80	7

Comments:

When looking at tenure, rates of core housing need are higher for renter households (40% of which are in core housing need) compared to owner households (6%)

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	1,055	100	1,045	100	1,185	100
Of which are in extreme core housing need	70	7	20	2	85	7
Of which are owner households	45	4	0	0	30	3
Of which are renter households	25	2	0	0	55	5

Comments:

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

Affordability has been the most significant issue in Halfmoon Bay, with 18% of owner households and 50% of renter households living in unaffordable housing in 2016. Household types with the highest median income would need to spend 35% of their income to afford a single-detached home, which make up 96% of Halfmoon Bay's housing stock.

2. Rental housing:

The current rental stock does not meet the high demand for rental housing. In 2016, around 76% of households were in groups that face the greatest affordability gaps in securing housing (single-income households and couples without children). This is especially challenging with the large proportion of single-detached dwellings.

3. Special needs housing:

Stakeholders indicated that there are long waitlists for housing supports across all groups. Stakeholders indicated that there are limited housing options for people with physical activity limitations or mental health challenges, who may be looking for primary rental market units. There are no purpose-built rental units in Halfmoon Bay.

4. Housing for seniors:

Adults over 65 comprised 27% of Halfmoon Bay's population in 2016. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. As the population continues to age, there will be increased need for supportive housing and assisted living units, as well as supports to age-in-place.

5. Housing for families:

Community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms). Median-earning lone-parent families would need to spend more than 100% of their monthly income to afford to rent an average unit.

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

Stakeholders indicated that homelessness is on the rise and hidden homelessness is a challenge. Anecdotal evidence and past studies indicate that hidden homelessness (i.e., people living in substandard housing or boats, couch surfing, camping, etc.) is more common in SCRD's electoral areas, such as Halfmoon Bay.

7. Any other population groups with specific housing needs identified in the report:

Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full. Stakeholders also reported there is a lack of housing for all workers which impacts employers' hiring abilities.

Were there any other key issues identified through the process of developing your housing needs report?

While data is still limited on its full effects, the COVID-19 pandemic has had significant impacts on employment, income, and savings which are expected to persist for months to years. With reduced incomes and lower savings, many households may see their long-term housing goals impacted. Stakeholders suggested that COVID-19 has re-focused attention on vulnerable populations. Groups such as seniors, individuals experiencing homelessness or housing insecurity, individuals with physical activity limitation and / or mental health challenges, women and children fleeing violence, low income households, and others may experience additional challenges in accessing needed social services and supports. Stakeholders also suggested that there may be implications for the need for workforce housing on the Coast.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area D: Roberts Creek

REGIONAL DISTRICT: Sunshine Coast

DATE OF REPORT COMPLETION: September/2020 (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas:
	Town of Gibsons, District of Sechelt, Pender Harbour / Egmont, Halfmoon Bay, Elphinstone, West Howe Sound
LOCATION	Neighbouring First Nations:
	shíshálh Nation and Skwxwú7mesh Nation

POPULATION	Population: 3,420 (2016, all households)		Change since 2006 :	4 %	
	Projected population in 5 years: 3,466 (2025)		Projected change: (2020-2025)	0.7 %	
	Number of households: 1,505 (2016)		Change since 2006 :	11 %	
	Projected number of households in 5 years: 1,542 (2025)		Projected change: (2020-2025)	1 %	
	Average household size: 2.3 (2016)				
	Projected average household size in 5 years: 2.25 (2025)				
	Median age (local): 49.9 (2016)		Median age (RD): 54.9 (2016)	Median age (BC): 43.0 (2016)	
	Projected median age in 5 years: 51.8 (2025)				
	Seniors 65+ (local): (2016) 23 %		Seniors 65+ (RD): (2016) 30 %	Seniors 65+ (BC): (2016) 18 %	
	Projected seniors 65+ in 5 years: (2025) 25 %				
	Owner households:		76 %	Renter households: 24 %	
	Renter households in subsidized housing: 4 %				

INCOME	Median household income	Local	Regional District	BC
	All households (2016, private)	\$ 60,172	\$ 60,279	\$ 69,995
	Renter households (2016, private)	\$ 39,822	\$ 34,624	\$ 45,848
	Owner households (2016, private)	\$ 71,640	\$ 69,098	\$ 84,333

ECONOMY	Participation rate: 65.0 %	Unemployment rate: 5.0 %
	Major local industries: Health care and social assistance; Construction; Professional, scientific and technical services; Retail Trade; Accommodation and food services; Educational Services	

HOUSING	Median assessed housing values: \$ 956,194 (Average)	Median housing sale price: \$ 789,236 (Average)
	Median monthly rent: \$ N/A	Rental vacancy rate: N/A %
	Housing units - total: 1,510	Housing units – subsidized: 560 (SCRD)
	Annual registered new homes - total: 210 (2018, SCR D)	Annual registered new homes - rental: 0
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter):	23 %
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs):	7 %
	Households below <i>suitability</i> standards (in overcrowded dwellings):	3 %

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

There is strong OCP language around affordable housing and densification strategies across SCR D. It is widely acknowledged that diverse housing options are necessary to address the specific needs of different groups of residents. Roberts Creek also notes particular tools, such as density bonuses and inclusionary zoning.

2. Any community consultation undertaken during development of the housing needs report:

Residents were engaged through a community survey, which was administered online and in paper copy distributed by the Sunshine Coast Community Services Society.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).

Stakeholders involved in the housing industry or with special knowledge of housing needs were engaged through focus groups and stakeholder interviews.

4. Any consultation undertaken with First Nations:

shíshálh Nation was approached, but did not have capacity to participate in the process.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	6	2
1 bedroom	2	6
2 bedrooms	6	6
3+ bedrooms	3	3
Total	17	17

Comments:

The above estimates are based on projected growth in households by household type, combined with an assumed distribution of unit sizes needed for each household type. Currently needed units are those units projected to meet the needs of new households since the 2016 Census, while anticipated unit needs are those units projected to meet the needs of new households that form between 2020 and 2025.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	1,290	100	1,265	100	1,370	100
Of which are in core housing need	230	18	165	13	255	19
Of which are owner households	165	13	80	6	115	8
Of which are renter households	70	5	90	7	140	10

Comments:

When looking at tenure, rates of core housing need are higher for renter households (44% of which are in core housing need) compared to owner households (11%)

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	1,290	100	1,265	100	1,370	100
Of which are in extreme core housing need	85	7	100	8	100	7
Of which are owner households	65	5	50	4	45	3
Of which are renter households	15	1	45	4	50	4

Comments:

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

17% of owner households and 44% of renter households were living in unaffordable housing in 2016. Roberts Creek had the highest average sales price in 2019 out of all SCRD communities. Even households with the highest median incomes would need to spend 44% of their income to afford an average priced single-detached home in 2019.

2. Rental housing:

The current rental stock does not meet the high demand for rental housing. Residents are concerned about the shortage of rental housing and the effects of short-term vacation rentals. Stakeholders identified a need to continue supporting the primary rental market and diverse housing types to provide secondary rental market options.

3. Special needs housing:

Stakeholders indicated that there are long waitlists for housing supports across all groups, including individuals with physical and mental health challenges. Stakeholders indicated that there are limited housing options for people with physical activity limitations or mental health challenges, who may be looking for primary rental market units.

4. Housing for seniors:

Adults over 65 comprised 23% of Roberts Creek's population in 2016. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. As the population continues to age, there will be increased need for supportive housing and assisted living units, as well as supports to age-in-place.

5. Housing for families:

Roberts Creek has the highest proportion of lone-parent family households of all SCRD communities. Households with children are also more common. Although most housing is in the form of single-family homes, community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms).

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

Stakeholders indicated that homelessness is on the rise across SCRD. Anecdotal evidence and past studies indicate that hidden homelessness (i.e., people living in substandard housing or boats, couch surfing, camping, etc.) is more common in SCRD's electoral areas, such as Roberts Creek.

7. Any other population groups with specific housing needs identified in the report:

Anecdotal evidence and past studies suggest that Roberts Creek sees higher incidences of transient youth compared to other communities. Stakeholders recognized a need for transitional housing to meet the needs of women and their children fleeing abuse and unsafe situations. Existing second stage and transitional housing units are full.

Were there any other key issues identified through the process of developing your housing needs report?

The COVID-19 pandemic has had significant impacts on employment, income, and savings which are expected to persist for months to years. With reduced incomes and lower savings, many households may see their long-term housing goals impacted. Stakeholders suggested that COVID-19 has re-focused attention on vulnerable populations. Groups such as seniors, individuals experiencing homelessness or housing insecurity, individuals with physical activity limitation and / or mental health challenges, women and children fleeing violence, low income households, and others may experience additional challenges in accessing needed social services and supports. Stakeholders from the real estate and development industries indicated that they have experienced increased demand for single-family homes across the Coast, as more employees are able to work from home. Stakeholders also suggested that there may be implications for the need for workforce housing on the Coast.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area E: Elphinstone

REGIONAL DISTRICT: Sunshine Coast

DATE OF REPORT COMPLETION: September/2020 (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas:
	Town of Gibsons, District of Sechelt, Pender Harbour / Egmont, Halfmoon Bay, Roberts Creek, West Howe Sound
	Neighbouring First Nations:
	shishálh Nation and Skwxwú7mesh Nation

POPULATION	Population: 3,620 (2016, all households)		Change since 2006 :	3 %	
	Projected population in 5 years: 3,712 (2025)		Projected change:	(2020-2025) 0.7 %	
	Number of households: 1,535 (2016)		Change since 2006 :	8 %	
	Projected number of households in 5 years: 1,583 (2025)		Projected change:	(2020-2025) 1 %	
	Average household size: 2.4 (2016)				
	Projected average household size in 5 years: 2.34 (2025)				
	Median age (local): 49.2 (2016)		Median age (RD): 54.9 (2016)	Median age (BC): 43.0 (2016)	
	Projected median age in 5 years: 51.0 (2025)				
	Seniors 65+ (local): (2016) 21 %		Seniors 65+ (RD): (2016) 30 %	Seniors 65+ (BC): (2016) 18 %	
	Projected seniors 65+ in 5 years: (2025) 22 %				
	Owner households:		83 %	Renter households: 17 %	
	Renter households in subsidized housing: 13 %				

INCOME	Median household income	Local	Regional District	BC
	All households (2016, private)	\$ 70,501	\$ 60,279	\$ 69,995
	Renter households (2016, private)	\$ 27,239	\$ 34,624	\$ 45,848
	Owner households (2016, private)	\$ 74,915	\$ 69,098	\$ 84,333

ECONOMY	Participation rate: 63.7 %	Unemployment rate: 6.2 %
	Major local industries: Construction; Manufacturing; Accommodation and food services; Retail Trade; Professional, scientific and technical services; Health care and social assistance	

HOUSING	Median assessed housing values: \$ 695,830 (Average)	Median housing sale price: \$ 698,217 (Average)
	Median monthly rent: \$ N/A	Rental vacancy rate: N/A %
	Housing units - total: 1,535	Housing units – subsidized: 560 (SCRD)
	Annual registered new homes - total: 210 (2018, SCRD)	Annual registered new homes - rental: 0
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter):	21 %
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs):	7 %
	Households below <i>suitability</i> standards (in overcrowded dwellings):	5 %

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

There is strong OCP language around affordable housing and densification strategies across SCRD. It is widely acknowledged that diverse housing options are necessary to address the specific needs of different groups of residents. Elphinstone also notes particular tools, such as density bonuses and inclusionary zoning.

2. Any community consultation undertaken during development of the housing needs report:

Residents were engaged through a community survey, which was administered online and in paper copy distributed by the Sunshine Coast Community Services Society.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).

Stakeholders involved in the housing industry or with special knowledge of housing needs were engaged through focus groups and stakeholder interviews.

4. Any consultation undertaken with First Nations:

shishálh Nation was approached, but did not have capacity to participate in the process.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	6	2
1 bedroom	2	6
2 bedrooms	6	6
3+ bedrooms	3	3
Total	17	17

Comments:

The above estimates are based on projected growth in households by household type, combined with an assumed distribution of unit sizes needed for each household type. Currently needed units are those units projected to meet the needs of new households since the 2016 Census, while anticipated unit needs are those units projected to meet the needs of new households that form between 2020 and 2025.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	1,360	100	1,380	100	1,470	100
Of which are in core housing need	265	19	65	5	175	12
Of which are owner households	185	14	60	4	55	4
Of which are renter households	75	6	0	0	115	8

Comments:

When looking at tenure, rates of core housing need are higher for renter households (47% of which are in core housing need) compared to owner households (5%)

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	1,360	100	1,380	100	1,470	100
Of which are in extreme core housing need	105	8	25	2	90	6
Of which are owner households	80	6	20	1	15	1
Of which are renter households	25	2	0	0	75	5

Comments:

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

Affordability has been the most significant issue in Elphinstone, with 14% of owner households and 50% of renter households were living in unaffordable housing in 2016. Households with the highest median incomes would need to spend 32% of their income to afford a single-detached home, which make up 92% of Elphinstone's housing stock.

2. Rental housing:

The current rental stock does not meet the high demand for rental housing. Residents are concerned about this shortage and the effects of short-term vacation rentals. Stakeholders identified a need to continue supporting the primary rental market and diverse housing types to provide secondary rental market options.

3. Special needs housing:

Stakeholders indicated that there are long waitlists for housing supports across all groups, including individuals with physical and mental health challenges. Stakeholders indicated that there are limited housing options for people with physical activity limitations or mental health challenges, who may be looking for primary rental market units.

4. Housing for seniors:

Adults over 65 comprised 21% of Elphinstone's population in 2016. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. As the population continues to age, there will be increased need for supportive housing and assisted living units, as well as supports to age-in-place.

5. Housing for families:

Community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms). Median-earning couples with children are likely unable to afford average housing costs. Median-earning lone-parent families would need to spend 80% of their monthly income to afford to rent an average unit.

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

Stakeholders indicated that homelessness is on the rise. Anecdotal evidence and past studies indicate that hidden homelessness is more common in SCRD's electoral areas.

7. Any other population groups with specific housing needs identified in the report:

Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full. Stakeholders also reported there is a lack of housing for all workers which impacts employers' hiring abilities.

Were there any other key issues identified through the process of developing your housing needs report?

The COVID-19 pandemic has had significant impacts on employment, income, and savings which are expected to persist for months to years. With reduced incomes and lower savings, many households may see their long-term housing goals impacted. Stakeholders suggested that COVID-19 has re-focused attention on vulnerable populations. Groups such as seniors, individuals experiencing homelessness or housing insecurity, individuals with physical activity limitation and / or mental health challenges, women and children fleeing violence, low income households, and others may experience additional challenges in accessing needed social services and supports. Stakeholders from the real estate and development industries indicated that they have experienced increased demand for single-family homes across the Coast, as more employees are able to work from home. Stakeholders also suggested that there may be implications for the need for workforce housing on the Coast.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area F: West Howe Sound

REGIONAL DISTRICT: Sunshine Coast

DATE OF REPORT COMPLETION: September/2020 (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas:
	Town of Gibsons, District of Sechelt, Pender Harbour / Egmont, Halfmoon Bay, Roberts Creek, Elphinstone
	Neighbouring First Nations:
	shishálh Nation and Skwxwú7mesh Nation

POPULATION	Population: 1,990 (2016, all households)		Change since 2006 :	-10 %	
	Projected population in 5 years: 2,055 (2025)		Projected change:	(2020-2025) 0.2 %	
	Number of households: 955 (2016)		Change since 2006 :	-2 %	
	Projected number of households in 5 years: 959 (2025)		Projected change:	(2020-2025) 0.8 %	
	Average household size: 2.1 (2016)				
	Projected average household size in 5 years: 2.14 (2025)				
	Median age (local): 55.3 (2016)		Median age (RD): 54.9 (2016)	Median age (BC): 43.0 (2016)	
	Projected median age in 5 years: 55.3 (2025)				
	Seniors 65+ (local): (2016) 28 %		Seniors 65+ (RD): (2016) 30 %	Seniors 65+ (BC): (2016) 18 %	
	Projected seniors 65+ in 5 years:				29 %
	Owner households:		81 %	Renter households:	
	Renter households in subsidized housing:			6 %	

INCOME	Median household income	Local	Regional District	BC
	All households (2016, private)	\$ 65,729	\$ 60,279	\$ 69,995
	Renter households (2016, private)	\$ 33,984	\$ 34,624	\$ 45,848
	Owner households (2016, private)	\$ 71,319	\$ 69,098	\$ 84,333

ECONOMY	Participation rate: 59.7 %	Unemployment rate: 5.2 %
	Major local industries: Educational services; Health care and social assistance; Construction; Retail trade; Professional, scientific and technical services; Manufacturing	

HOUSING	Median assessed housing values: \$ 827,485 (Average)	Median housing sale price: \$ 636,664 (Average)
	Median monthly rent: \$ N/A	Rental vacancy rate: N/A %
	Housing units - total: 955	Housing units – subsidized: 560 (SCRD)
	Annual registered new homes - total: 210 (2018, SCR D)	Annual registered new homes - rental: 0
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter):	23 %
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs):	6 %
	Households below <i>suitability</i> standards (in overcrowded dwellings):	3 %

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

There is strong OCP language around affordable housing and densification strategies across SCR D. It is widely acknowledged that diverse housing options are necessary to address the specific needs of different groups of residents. West Howe Sound also notes particular tools, such as density bonuses and inclusionary zoning.

2. Any community consultation undertaken during development of the housing needs report:

Residents were engaged through a community survey, which was administered online and in paper copy distributed by the Sunshine Coast Community Services Society.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).

Stakeholders involved in the housing industry or with special knowledge of housing needs were engaged through focus groups and stakeholder interviews.

4. Any consultation undertaken with First Nations:

shishálh Nation was approached, but did not have capacity to participate in the process.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	3	1
1 bedroom	1	3
2 bedrooms	3	3
3+ bedrooms	2	1
Total	9	8

Comments:

The above estimates are based on projected growth in households by household type, combined with an assumed distribution of unit sizes needed for each household type. Currently needed units are those units projected to meet the needs of new households since the 2016 Census, while anticipated unit needs are those units projected to meet the needs of new households that form between 2020 and 2025.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	920	100	835	100	900	100
Of which are in core housing need	195	21	80	10	100	11
Of which are owner households	100	11	40	5	50	6
Of which are renter households	95	10	45	5	50	6

Comments:

When looking at tenure, rates of core housing need are higher for renter households (32% of which are in core housing need) compared to owner households (7%)

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	920	100	835	100	900	100
Of which are in extreme core housing need	45	5	25	3	45	5
Of which are owner households	15	2	0	0	20	2
Of which are renter households	30	3	15	2	25	3

Comments:

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

18% of owner households and 40% of renter households were living in unaffordable housing in 2016. Households with the highest median incomes would need to spend 36% of their income to afford a single-detached home, which comprise 91% of West Howe Sound's housing stock.

2. Rental housing:

The current rental stock does not meet the high demand for rental housing. Residents are concerned about short-term vacation rentals; 49% of homes are not occupied by their usual resident. More than 75% of the population (single income households and couples without children) are likely to struggle to find affordable rental housing.

3. Special needs housing:

Stakeholders indicated that there are long waitlists for housing supports across all groups. Stakeholders indicated that there are limited housing options for people with physical activity limitations or mental health challenges, who may be looking for primary rental market units. There are no purpose-built rental units in West Howe Sound.

4. Housing for seniors:

Adults over 65 comprised 27% of West Howe Sound's population in 2016. The population has been aging over the past three census counts and projections suggest this trend is likely to continue. As the population continues to age, there will be increased need for supportive housing and assisted living units, as well as supports to age-in-place.

5. Housing for families:

Community engagement suggests that there is a need for affordable options for families (i.e., with three or more bedrooms). Median-earning couples with children are likely unable to afford average housing costs. Median-earning lone-parent families would need to spend 82% of their monthly income to afford to rent an average unit.

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

Stakeholders indicated that homelessness is on the rise. Anecdotal evidence and past studies indicate that hidden homelessness is more common in electoral areas.

7. Any other population groups with specific housing needs identified in the report:

Stakeholders recognized a need for transitional housing across the Coast, to meet the needs of women and their children fleeing abuse and unsafe situations, stating that existing second stage housing and transitional housing units are full. Stakeholders also reported there is a lack of housing for all workers which impacts employers' hiring abilities.

Were there any other key issues identified through the process of developing your housing needs report?

The COVID-19 pandemic has had significant impacts on employment, income, and savings which are expected to persist for months to years. With reduced incomes and lower savings, many households may see their long-term housing goals impacted. Stakeholders suggested that COVID-19 has re-focused attention on vulnerable populations. Groups such as seniors, individuals experiencing homelessness or housing insecurity, individuals with physical activity limitation and / or mental health challenges, women and children fleeing violence, low income households, and others may experience additional challenges in accessing needed social services and supports. Stakeholders from the real estate and development industries indicated that they have experienced increased demand for single-family homes across the Coast, as more employees are able to work from home. Stakeholders also suggested that there may be implications for the need for workforce housing on the Coast.