

INTERIM Housing Needs Report

City of Williams Lake and Central Cariboo Region
(Electoral Areas D, E, F, J and K)

November 2024



Table of Contents

INTRODUCTION	1
HOUSING NEEDS REPORT HISTORY AND HNR METHOD	4
Initial Legislative Requirements (2019)	4
Legislative Amendments (2023).....	4
Allocation of HNR Method – Distribution of Components	5
HNR METHOD RESULTS	6
Income Group and Bedroom Count Allocation	8
10-Year Allocation of Projected Growth + Demand Buffer.....	8
Bedroom Allocation	12
CONCLUSION	14
 APPENDIX A – INTERIM HOUSING NEEDS REPORT LEGISLATIVE REQUIREMENT	 15
APPENDIX B – ELECTORAL AREAS: HNR METHOD RESULTS (10-YEAR)	21
APPENDIX C – HNR METHOD RESULTS + SUPPLEMENTAL TABLES	35

Introduction

This Interim Housing Needs Report introduces the new legislatively mandated 'HNR method' to estimating current and future housing need in British Columbia (referred to as the 'applicable method' in legislation). The first section describes a brief history of housing needs report requirements, followed by the mandatory calculations results for City of Williams Lake and Electoral Areas D, E, F, K and J ('Central Cariboo'). The remaining sections explore a more complex analysis of the results to understand the estimated need by housing tenure and type, household income, household size, and bedrooms required.

Summary of Housing Needs in Williams Lake and the Central Cariboo

This summary offers a snapshot to the HNR Method Housing Need Estimates for Williams Lake, Electoral Areas D, E, F, J and K combined, Electoral Areas D, E, F combined, and Electoral Areas J and K combined. More information regarding the components and results are described in the next section of the report.

Table 1: 5-, 10-, and 20-Year HNR Method Housing Need Estimates, City of Williams Lake

COMPONENT	DETAIL	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	38.0	76.1	152.2
B	Person Experiencing Homelessness	52.7	79.0	105.4
C	Suppressed Household Formation	44.0	88.0	176.0
D	Anticipated Household Growth	211.2	393.9	466.0
E	Rental Vacancy Rate Adjustment	6.0	11.9	23.9
F	Demand Factor	156.0	312.0	624.0
Total		508	961	1547

The following points include key findings from the Housing Needs Estimate analysis for Williams Lake:

- For renters, in 5-years:
 - 2% (3-units) of the stock should be priced for very low-income households, 29% (42-units) for low-income households, 25% (37-units) for moderate-income households, 22% (33 units) for average-income households, and 22% (32-units) for above average-income households.



- 42% (62-units) should be configured for one-person households; 30% (44-units) for two-person households; 15% (22-units) for three-person households; and 13% (19-units) for 4+ person households.
- For bedroom mix, in 10-years, 40-units should be one-bedroom units, 166 two-bedroom units, 81 three-bedroom units, and 54 four+ bedroom units.

Table 2: 5-, 10-, and 20-Year HNR Method Housing Need Estimates, Electoral Areas D, E, F, J, K Combined

COMPONENT	DETAIL	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	14.2	28.5	56.9
B	Person Experiencing Homelessness	63.1	94.7	126.2
C	Suppressed Household Formation	106.7	213.4	426.7
D	Anticipated Household Growth	312.4	498.3	606.5
E	Rental Vacancy Rate Adjustment	2.8	5.6	11.1
Total		499	840	1227

Table 3: 5-, 10-, and 20-Year HNR Method Housing Need Estimates, Electoral Areas D, E, F Combined

COMPONENT	DETAIL	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	12.9	25.7	51.4
B	Person Experiencing Homelessness	57.9	86.8	115.8
C	Suppressed Household Formation	85.8	171.7	343.4
D	Anticipated Household Growth	283.6	452.5	550.7
E	Rental Vacancy Rate Adjustment	2.2	4.3	8.7
Total		442	741	1070

Below is an overview of the key highlights for the Central Cariboo Electoral Areas D, E, F Housing Needs Estimate analysis:

- For renters, in 5-years:
 - 0 housing units should be priced for very low-income households, 35% (11-units) for low-income households, 23% (7-units) for moderate-income households, 23% (7-units) for average-income households, and 19% (6-units) for above average-income households.



- 39% (12-units) should be configured for one-person households; 45% (14-units) for two-person households; 10% (3-units) for three-person households; and 6% (2-units) for 4+person households.
- For bedroom mix, in 10-years, 341-units should be one-bedroom units, 84 two-bedroom units, 49 three-bedroom units, and 22 four+ bedroom units.

Table 4: 5-, 10-, and 20-Year HNR Method Housing Need Estimates, Electoral Areas J and K Combined

COMPONENT	DETAIL	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	1.4	2.8	5.5
B	Person Experiencing Homelessness	5.2	7.8	10.5
C	Suppressed Household Formation	20.8	41.7	83.3
D	Anticipated Household Growth	28.7	45.8	55.8
E	Rental Vacancy Rate Adjustment	0.6	1.2	2.4
Total		57	99	158

Below is an overview of the key highlights for the Central Cariboo Electoral Areas J and Housing Needs Estimate analysis:

- For renters, in 5-years:
 - 56% (5-units) should be priced for average-income households, and 44% (4-units) for households who earn an above average-income.
 - 100% (9-units) should be configured for two-person households.



Housing Needs Report History and HNR Method

Initial Legislative Requirements (2019)

Since 2019, local governments in British Columbia have been legislatively required to undertake a housing needs assessment process every five years, with the first report due by 2022. While the requirements included stating an estimated number of additional housing units needed over the next five years to meet demand, there was no guidance or methodology for producing the estimate. As a result, most communities simply projected forward the last five years of household growth into the future, resulting in perpetuating any pre-existing undersupply or mismatch in the housing system. Similarly, there was no enforcement mechanism or requirement to implement policy to meet the likely underestimated housing need.

Legislative Amendments (2023)

In Fall 2023, new legislation was introduced to significantly amend a broad range of planning and land use tools, regulations, and requirements for local governments. A key change was a shift to more proactive planning with the requirement to estimate 5- and 20-year housing need with a specific 'HNR method' (HNRM) and to implement sufficient residential capacity through Official Community Plan (OCP) amendments to accommodate the HNRM-identified need. An interim housing needs report (IHNR) with the HNRM calculation results must be completed by all local governments no later than January 1, 2025, with OCPs amended to accommodate the need no later than December 31, 2025. The analysis and associated OCP updates must be completed every five years going forward. IHNRs have two additional components beyond the HNRM calculation (see [Appendix A](#) for all three required components).

With the release of the HNRM guidelines in June 2024, the work to prepare an IHNR can now be completed. This Interim Housing Needs Report serves to present the findings of the HNRM analysis, alongside additional breakdowns of the results for a 10-year timeframe, and by housing type and tenure, income group, household size and bedroom count for 5- and 10-years.¹ The additional components are supplemental to the basic requirements and provide

1. Note: the HNR method only requires 5- and 20-year breakdowns of the calculations, however, most new housing units realized over the next five years will be from underway projects, and it may be challenging for local governments to meaningfully shape outcomes on this timescale. The 20-year timeframe has the opposite challenge with the timeline being so long the context will likely change before then. Ten years is a middle point where the need estimated today may still be relatively accurate, with the ability for local

City of Williams Lake and Central Cariboo with a more nuanced understanding of housing need.

Allocation of HNR Method – Distribution of Components

Allocating the HNRM components relies on the household income group concept introduced in the *Interim Housing Needs Assessment Update (Phase 1) – Data Inventory* (February 2024), which is further applied in **Income Group and Bedroom Count Allocation** (page 8).

Component A – Extreme Core Housing Need

It is assumed households in Extreme Core Housing Need will require non-market rental housing to meet needs for adequate and affordable housing. A portion of Extreme Core Housing Need is allocated to Deep Subsidy + Supportive Rental, based on the share of renter households in the very low-income group (earning less than \$20,000/year, with a maximum affordable rent of \$500), while the remainder is allocated to Non-Market Rental.

Component B – Persons Experiencing Homelessness

It is assumed all persons experiencing homelessness require Deep Subsidy + Supportive Rental.

Component C – Suppressed Household Formation²

It is assumed suppressed households will generally require Market Rental, except for the 18% of renter households earning over \$100,000/year, which are instead allocated to Ownership.

Component D – Anticipated Household Growth

Anticipated household growth has been allocated based on an affordability analysis of rental and ownership housing compared against renter and owner incomes.

- **Market Rental:** based on the share of renter households in the moderate-, average- and above average-income groups (except for the 18% of renter households earning over \$100,000/year, which are allocated to Ownership). This represents households that can spend between \$1,250 and \$2,500 per month.

governments to implement policy with the capacity to impact development outcomes. The 10-year calculation follows the same logic and approach as described for 5- and 20-years in the HNRM guidelines, however, this is not an officially mandated methodology and some discretion around how to distribute the different components over time was required.

2. Data discussed in Components C and D are based on analysis from City of Williams Lake and not all Central Cariboo.



- **Non-Market Rental:** based on the share of renter households in the low-income group. This represents households that can spend between \$500 and \$1,000 per month.
- **Deep Subsidy + Supportive Rental:** based on the share of renter households in the very low-income group. This represents households that can spend no more than \$500 per month.
- **Ownership:** based on carrying forward the 2021 share of owner households, in addition to the 18% of renter households earning over \$100,000/year.³ This represents households that can spend more than \$2,500 per month.

Component E – Rental Vacancy Adjustment

It is assumed all rental vacancy adjustment is **Market Rental**, as this component seeks to achieve a 3% market rental vacancy rate.

Component F – Demand Factor

Component F seeks to describe the required buffer, or extra room in the housing system, to achieve a 'healthy' supply-demand balance. It is assumed this component will represent a range of housing types and is broadly allocated with the same method as Component D.

HNR Method Results

The results of the HNR calculation for Williams Lake and Central Cariboo are shown in the section below, including the supplemental 10-year breakdown. The methodology includes six components⁴, each with a prescribed calculation method. It should be noted the five-year result is not simply one quarter of the 20-year result. For Central Cariboo, the biggest driver of the difference over time is from the BC Statistics projection slowly shifting from higher growth rate in the first five-years (+0.4% annual growth) to a much lower one by 2041 (+0.1%). Component D could be described as estimated future need, while the other components are considerations of pre-existing unmet need regardless of future population growth.

3. Based on the minimum income (\$100,000) required to qualify for the benchmark priced single family detached (\$422,384, January 2024) with a 20% down payment (\$84,477) at 4.64% for 25 years with a gross debt service ratio of 32% and \$1,500 of relevant housing costs per month for qualification at the stress test rate at 4.44%+2%.

4. Refer to the Ministry of Housing's 'Guidelines for Housing Needs Reports – HNR Method Technical Guidance' document for further detail on the specific components, what they represent, and why they were included in the methodology.



The legislatively required 5- and 20-year estimates are for 508 and 1,547 additional units respectively for City of Williams Lake. Amended OCPs must accommodate the amount of housing estimated for the 5- and 20-year additional units.

Table 5: 5-, 10-, and 20-Year HNR Method Housing Need Estimates, City of Williams Lake⁵

COMPONENT	DETAIL	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	38.0	76.1	152.2
B	Person Experiencing Homelessness	52.7	79.0	105.4
C	Suppressed Household Formation	44.0	88.0	176.0
D	Anticipated Household Growth	211.2	393.9	466.0
E	Rental Vacancy Rate Adjustment	6.0	11.9	23.9
F	Demand Factor	156.0	312.0	624.0
Total		508	961	1547

The legislatively required 5- and 20-year estimates are for 499 and 1,227 additional units respectively for Electoral Areas D, E, F, J, K combined. A breakdown of each Electoral Area can be found in [Appendix B](#). Amended OCPs must accommodate the amount of housing estimated for the 5- and 20-year additional units.

Table 6: 5-, 10-, and 20-Year HNR Method Housing Need Estimates, Electoral Areas D, E, F, J, K Combined

COMPONENT	DETAIL	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	14.2	28.5	56.9
B	Person Experiencing Homelessness	63.1	94.7	126.2
C	Suppressed Household Formation	106.7	213.4	426.7
D	Anticipated Household Growth	312.4	498.3	606.5
E	Rental Vacancy Rate Adjustment	2.8	5.6	11.1
Total		499	840	1,227

Given most development seen over the next five years will be from projects currently underway, it is unlikely the short-term estimate is achievable in most municipalities. However, as local policies and plans are amended to accommodate other legislative changes to support additional housing development and diversity, it may become more realistic to

5. The Ministry of Housing HNR Method guidelines state values should remain unrounded until the final total, which is to be rounded to the near whole number. For the components, one decimal place has been shown for clarity when summing to the total.

achieve these 5-year estimates over time; these changes establish a new framework for land use and housing regulation, and it may take time to be fully operational.

Values presented in Table 4 and Table 5 provide the minimum requirements of the HNRM calculation for IHNRs, however, more nuances could be provided to understand the type, size, and price-point required to meet the needs of local households. The remainder of this report will explore additional complexity for the 5- and 10-year breakdowns of the HNRM calculation.

Income Group and Bedroom Count Allocation

This section explores the distribution of Components D and F by income group and household size, with a final breakdown by group and number of bedrooms required to meet the National Occupancy Standards⁶. The allocations have been calculated for both the 5- and 10-year breakdowns of the HNRM results (see [Appendix C](#) for 5-year tables). The distribution of renter and owner households by income group was used to inform the allocation of the HNRM results by bedroom count.

BEDROOM ALLOCATION

There is not a complete direct and consistent relationship between the number of people in a household and number of bedrooms required to meet need due to variations in household composition and the resulting difference in bedroom needs. For example, a three-person household comprising one couple with one child requires two-bedrooms to meet the National Occupancy Standards; however, a three-person household with three unrelated roommates would require three-bedrooms. Alternatively, a four-person household comprising two couples would only require two-bedrooms. While larger households typically need more bedrooms, it is not always the case.

10-Year Allocation of Projected Growth + Demand Buffer

Table 7 and Table 8 provide the distribution of all households by income group and household size (2021 Census distribution carried forward) and applied to combined Components D and F. The following tables reflect City of Williams Lake and Central Cariboo combined, a breakdown by each Electoral Area can be found in [Appendix B](#).

6. Bedroom count allocation is based on the distribution of household composition in the 2021 Census by income group. The distribution has been applied to the combined projected growth and demand buffer from the AM calculation for all households, renters, and owners.



Table 7: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, City of Williams Lake⁷

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	< 20%	20 – 49%	50 – 79%	70 – 119%	> 120%		
HOUSEHOLD INCOME	< \$15,000	\$15,000 – \$39,999	\$40,000 – \$59,999	\$60,000 – \$89,999	> \$90,000		
MONTHLY AFFORDABLE HOUSING COST	< \$376	\$376 – \$1,000	\$1,001 – \$1,500	\$1,501 – \$2,250	> \$2,250	TOTAL	%
1-person	8	107	57	37	31	240	34%
2-person	3	21	57	58	106	245	35%
3-person	0	6	13	19	59	97	14%
4+person	0	0	7	23	92	122	17%
TOTAL	11	134	134	137	288	704	100%
	2%	19%	19%	19%	41%		

Table 8: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, Electoral Areas D, E, F, J, K

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	< 20%	20 – 49%	50 – 79%	70 – 119%	> 120%		
HOUSEHOLD INCOME	<\$15,000	\$15,000 – \$39,999	\$40,000 – \$64,999	\$65,000 – \$94,999	> \$95,000		
MONTHLY AFFORDABLE HOUSING COST	< \$376	\$376 – \$1,000	\$1,001 – \$1,625	\$1,626 – \$2,375	> \$2,375	TOTAL	%
1-person	12	51	34	19	14	130	26%
2-person	4	25	52	59	90	230	46%
3-person	0	1	8	11	38	58	12%
4+person	0	0	1	15	61	77	16%
TOTAL	16	77	95	104	203	495	100%
	3%	16%	19%	21%	41%		

7. Future demand as presented includes Components D and F, while the other components are classified as current unmet need.



Table 9 and Table 10 provides the distribution of **owner households** by income group and household size (2021 Census distribution carried forward) and applied to Components D and F.

Table 9: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, City of Williams Lake

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	< 20%	20 – 49%	50 – 79%	70 – 119%	> 120%		
HOUSEHOLD INCOME	< \$15,000	\$15,000 – \$39,999	\$40,000 – \$59,999	\$60,000 – \$89,999	> \$90,000		
MONTHLY AFFORDABLE HOUSING COST	< \$376	\$376 – \$1,000	\$1,001 – \$1,500	\$1,501 – \$2,250	> \$2,250	TOTAL	%
1-person	2	45	29	25	23	124	29%
2-person	0	8	32	36	84	160	38%
3-person	0	0	4	7	46	57	13%
4+person	0	0	0	8	76	84	20%
TOTAL	2	53	65	76	229	425	100%
	0%	12%	15%	18%	54%		

Table 10: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Areas D, E, F, J, K

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	< 20%	20 – 49%	50 – 79%	70 – 119%	> 120%		
HOUSEHOLD INCOME	<\$15,000	\$15,000 – \$39,999	\$40,000 – \$64,999	\$65,000 – \$94,999	> \$95,000		
MONTHLY AFFORDABLE HOUSING COST	< \$376	\$376 – \$1,000	\$1,001 – \$1,625	\$1,626 – \$2,375	> \$2,375	TOTAL	%
1-person	11	41	31	18	10	111	26%
2-person	4	24	47	49	87	211	49%
3-person	0	0	4	9	32	45	10%
4+person	0	0	0	12	56	68	16%
TOTAL	15	65	82	88	185	435	100%
	3%	15%	19%	20%	43%		



Table 11 and Table 12 provides the distribution of **renter households** by income group and household size (2021 Census distribution carried forward) and applied to Components D and F.

Table 11: Estimated Future Demand by Income Group and Household Size, Renter Households, City of Williams Lake

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	< 20%	20 – 49%	50 – 79%	70 – 119%	> 120%		
HOUSEHOLD INCOME	< \$15,000	\$15,000 – \$39,999	\$40,000 – \$59,999	\$60,000 – \$89,999	> \$90,000		
MONTHLY AFFORDABLE HOUSING COST	< \$376	\$376 – \$1,000	\$1,001 – \$1,500	\$1,501 – \$2,250	> \$2,250	TOTAL	%
1-person	6	64	29	13	8	120	43%
2-person	0	13	25	23	24	85	30%
3-person	0	5	9	13	14	41	15%
4+person	0	0	7	14	15	36	13%
TOTAL	6	82	70	63	61	282	100%
	2%	29%	25%	22%	22%		

Table 12: Estimated Future Demand by Income Group and Household Size, Renter Households, Electoral Areas D, E, F, J, K

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	< 20%	20 – 49%	50 – 79%	70 – 119%	> 120%		
HOUSEHOLD INCOME	<\$15,000	\$15,000 – \$39,999	\$40,000 – \$64,999	\$65,000 – \$94,999	> \$95,000		
MONTHLY AFFORDABLE HOUSING COST	< \$376	\$376 – \$1,000	\$1,001 – \$1,625	\$1,626 – \$2,375	> \$2,375	TOTAL	%
1-person	0	16	3	0	0	19	31%
2-person	0	2	7	19	7	35	56%
3-person	0	0	2	0	3	5	8%
4+person	0	0	0	0	3	3	5%
TOTAL	0	18	12	19	13	62	100%
	0%	29%	19%	31%	21%		



Bedroom Allocation

The backend analysis for bedroom and income group distributions in Table 13 and Table 14 (unit count by bedrooms) and Table 15 and Table 16 (percent distribution by bedrooms) is per income group. For example, based on the analysis of the distribution of household composition of low-income households in Williams Lake, 88.5% would need one-bedroom units. If this analysis was undertaken with the aggregated all income group distribution of household composition, the results would vary. This approach has been chosen as there is a relationship between incomes, household size, and composition.⁸

Table 13: Estimated 10-Year Future Demand by Minimum Bedrooms Required, City of Williams Lake.

UNIT SIZE	INCOME GROUP					TOTAL
	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE	
1-bedroom	11	119	93	70	110	403
2-bedroom	0	9	30	35	92	166
3-bedroom	0	6	4	22	49	81
4+bedroom	0	0	7	10	37	54
TOTAL	11	134	134	137	288	

Table 14: Estimated 10-Year Future Demand by Minimum Bedrooms Required, Electoral Areas D, E, F, J, K

UNIT SIZE	INCOME GROUP					TOTAL
	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE	
1-bedroom	16	77	83	74	91	341
2-bedroom	0	0	11	15	58	84
3-bedroom	0	0	0	15	34	49
4+bedroom	0	0	1	0	21	22
TOTAL	16	77	95	104	204	

8. Undertaking this analysis based on each individual income group results in a higher estimated need for smaller units than an aggregated analysis would provide.



Table 15: Estimated 10-Year Future Demand Minimum Bedrooms Required, Income Group Distribution, City of Williams Lake⁹

UNIT SIZE	INCOME GROUP				
	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE
1-bedroom	100%	88.5%	69.4%	51.2%	38.1%
2-bedroom	0%	7.0%	22.4%	25.7%	31.9%
3bedroom	0%	4.5%	3.0%	15.9%	17.1%
4+bedroom	0%	0%	5.2%	7.2%	12.9%
TOTAL	100%	100%	100%	100%	100%

Table 16: Estimated 10-Year Future Demand Minimum Bedrooms Required, Income Group Distribution, Electoral Areas D, E, F, J, K ¹⁰

UNIT SIZE	INCOME GROUP				
	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE
1-bedroom	100%	100%	87.1%	71.3%	44.6%
2-bedroom	0%	0%	11.8%	14.3%	28.4%
3bedroom	0%	0%	0%	14.4%	16.5%
4+bedroom	0%	0%	1.1%	0%	10.5%
TOTAL	100%	100%	100%	100%	100%

9. Describes the share of future demand by minimum required bedroom count and income group. For example, 100% of Very Low-income households are estimated to require at least a 1-bedroom unit, while 69.4% of Moderate-income households are estimated to require a 1-bedroom unit and 22.4% require a 2-bedroom unit.

¹⁰ Describes the share of future demand by minimum required bedroom count and income group. For example, 100% of Very Low income households are estimated to require at least a 1-bedroom unit, while 87.1% of Moderate income households are estimated to require a 1-bedroom unit and 11.8% require a 2-bedroom unit.

Conclusion

This Interim Housing Needs Report provides the legislatively required content for an Interim Housing Needs Report with additional supplemental analysis. **Appendix A** includes all Interim Report requirements as per Part 14 of the *Local Government Act*:

1. The number of housing units needed currently and over the next 5- and 20- years, calculated using the HNR Method provided in the Regulation;
2. A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and
3. A description of the actions taken by the local government, since receiving the most recent housing needs report, to reduce housing needs."¹¹

The supplemental analysis in this report provides a finer grain understanding of the total number of estimated units required to meet local need as per the HNR method and will support crafting effective housing policies and land use regulations in City of Williams Lake and Central Cariboo.

¹¹. Requirements as described in the Ministry of Housing's *Guide to Requirements for Housing Needs Reports* (June 2024).





A P P E N D I X A

INTERIM HOUSING NEEDS REPORT LEGISLATIVE REQUIREMENT

Interim Housing Needs Report Legislative Requirements

Table 17 and Table 18 provide the required results of the HNR Method calculation as per the Ministry of Housing's *Guidelines for Housing Needs Reports – HNR Method Technical Guidance* to estimate housing need for 5- and 20-years.

Table 17: 5- and 20-Year HNR Method Housing Need Estimates, City of Williams Lake

COMPONENT	DETAIL	5-YEAR	20-YEAR
A	Extreme Core Housing Need	38.0	152.2
B	Person Experiencing Homelessness	52.7	105.4
C	Suppressed Household Formation	44.0	176.0
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E	Rental Vacancy Rate Adjustment	6.0	23.9
F	Demand Factor	156.0	624.0
Total		508	1,547

Table 18: 5- and 20-Year HNR Method Housing Need Estimates, Electoral Areas D, E, F, J, K

COMPONENT	DETAIL	5-YEAR	20-YEAR
A	Extreme Core Housing Need	14.2	56.9
B	Person Experiencing Homelessness	63.1	126.2
C	Suppressed Household Formation	106.7	426.7
D	Anticipated Household Growth	312.4	606.5
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Total		499	1,227

Statement on Housing Need in Proximity to Alternative Transportation Infrastructure

- The Number 1 route community bus within Williams Lake runs weekdays 7:00 am to 8:30 pm, Saturdays from 9:00 am to 5:00 pm, and does not run on Sundays. During these hours, it regularly stops at:
 - Boitanio Mall
 - Cariboo Memorial Hospital
 - Cataline Elementary School
 - Marie Sharpe Elementary School
 - Thompson Rivers University Campus
 - Williams Lake Seniors Village
- The Number 2 Broadway route runs weekdays 8:00 am to 7:00 pm, Saturdays from 10:30 am to 5:30 pm, and does not run on Sundays. During these hours, it regularly stops at:



- Cariboo Memorial Recreation Complex (includes Senior's Activity Centre)
- Tourist Discovery Centre
- Boitanio Mall
- The Number 3 route, South Lakeside, runs weekdays 7:30 am to 8:00 pm, Saturdays from 9:30 am to 4:30 pm, and does not run on Sundays. During these hours, it regularly stops at:
 - Sunset Manor (Retirement Home)
 - Abrahams Lodge & Care Society (Emergency Shelter & Support Services)
 - Terra Ridge (Residential Development)
 - Boitanio Mall
 - Walmart
 - Kwaleen Elementary School
- The Number 4 Route Sugar Cane runs only Tuesday to Fridays from 10:00 am to 5:00 pm. During these hours it regularly stops at:
 - Sugar Cane Band Office
 - Boitano Mall
- According to the Land Use Designation of City of Williams Lake, much of the area along these two bus routes (Community Bus and Broadway) are Mixed Use, Multi-Family Residential, Institutional and Green Space. The routes are planned to service the residential areas.



Figure 1: Current Bus Routes, City of Williams Lake

Source: Williams Lake Transit Schedule and Maps, BC Transit

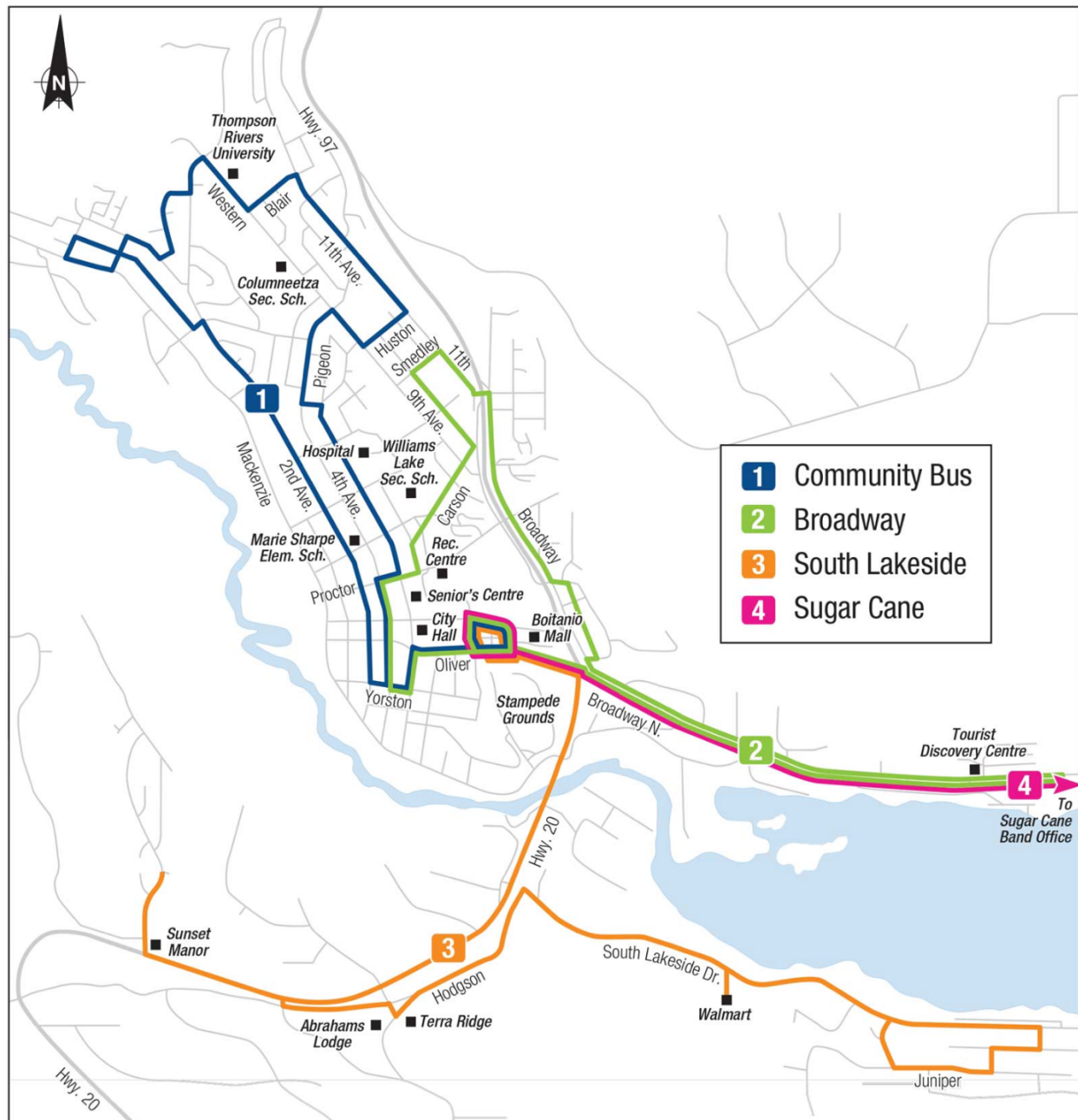
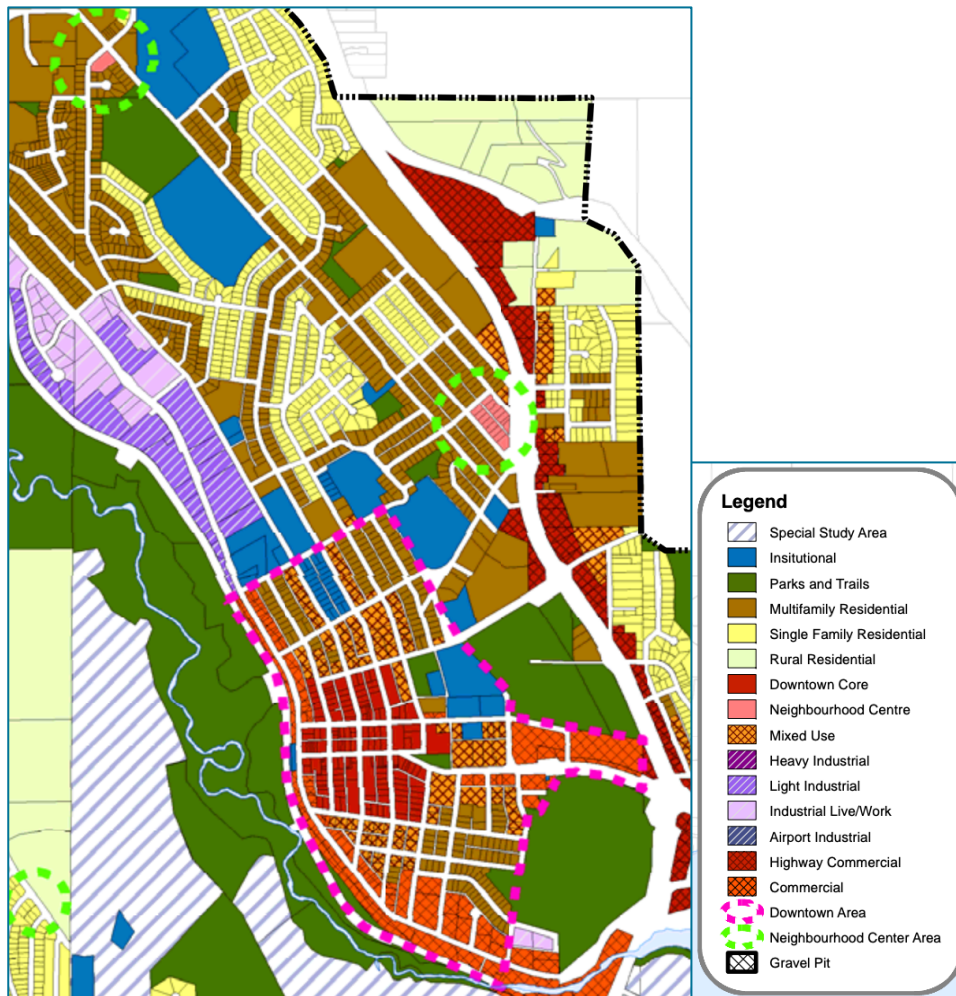


Figure 2: Land Use Designations Map, City of Williams Lake

Source: City of Williams Lake, Official Community Plan (2011)



- In addition to the above noted routes, companies at Mount Polley Mine and Gibraltar Mines have regular shuttle busses to support employees commuting to and from Williams Lake and the job site. There is no direct relationship between these routes and residential land, however, provides an important alternative transportation infrastructure for residents.
- The current *Thrive Poverty Reduction Plan* identifies the need for more transit options near housing, particularly for people who need to commute to the west side of the city for work that is outside of regular transit schedules.
- The rural nature of Central Cariboo makes it challenging to support alternative transportation infrastructure for people living in the electoral areas. However, the *Thrive Poverty Reduction Plan* identifies the need for public transit to outlying residential neighbourhoods surrounding Williams Lake and the electoral areas.

Description of Actions Taken by Local Government to Reduce Housing Need

City of Williams Lake and Cariboo Regional District have undertaken several actions to address the housing need since the *Housing Gaps and Capacity Report* was completed in 2021:

- Permitted secondary suites and carriage houses in all existing single-detached residential zones. Since then, upzoned residential areas to accessory dwelling units, allowing higher density within the City's boundaries;
- In collaboration with City of Quesnel, and Cariboo Regional District, City of Williams Lake created five pre-reviewed accessory dwelling unit (carriage house/secondary dwelling) sample plans, available to residents at no cost. The plans are effectively 'templates' that can be used when applying for ADU permits and accelerates the approval timeline and supports the initial learning curve to developing a new housing form in Williams Lake;
- Supported rezonings to subdivide larger parcels into smaller residential lots and rezonings to allow/legalize secondary dwellings as per demand;
- Initiated by Williams Lake and Area Social Planning Council, in collaboration with Canadian Mental Health Association, launched a rent bank in 2021 to provide assistance to local renters experiencing short-term financial emergencies that are jeopardizing their housing stability; and
- Endorsed a Poverty Reduction Plan that included a building block for action specific to housing and homelessness. As part of this process, a published various public communications materials, including a poverty awareness video.



A P P E N D I X B

ELECTORAL AREAS: HNR METHOD RESULTS (10-YEAR)

Electoral Area D

The legislatively required 5- and 20-year estimates are for 122 and 319 additional units respectively.

Table 19: 5-, 10-, and 20-Year HNR Method Housing Need Estimates, Electoral Area D

COMPONENT	DETAIL	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	0.9	1.8	3.6
B	Person Experiencing Homelessness	14.1	21.1	28.2
C	Suppressed Household Formation	37.4	74.7	149.5
D	Anticipated Household Growth	69.4	110.7	134.8
E	Rental Vacancy Rate Adjustment	0.6	1.3	2.6
Total		122	210	319

Table 20: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, Electoral Area D

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$44,999	\$45,000 - \$69,999	\$70,000 - \$99,999	Above \$100,000	TOTAL	%
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,125	\$1,126 - \$1,750	\$1,751 - \$2,500	More than \$2,500		
1-person	2	8	7	8	3	28	25%
2-person	0	6	10	16	20	52	47%
3-person	0	1	3	4	7	15	14%
4+person	0	0	0	3	13	16	14%
TOTAL	2	15	20	31	43	111	100%
	2%	14%	18%	28%	39%		



Table 21: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area D

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$44,999	\$45,000 - \$69,999	\$70,000 - \$99,999	Above \$100,000	TOTAL	%
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,125	\$1,126 - \$1,750	\$1,751 - \$2,500	More than \$2,500		
1-person	2	8	7	7	2	26	27%
2-person	0	6	8	13	19	46	48%
3-person	0	0	2	3	5	10	11%
4+person	0	0	0	2	11	13	14%
TOTAL	2	14	17	25	37	95	100%
	2%	15%	18%	26%	39%		

Table 22: Estimated Future Demand by Income Group and Household Size, Renter Households, Electoral Area D

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$44,999	\$45,000 - \$69,999	\$70,000 - \$99,999	Above \$100,000	TOTAL	%
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,125	\$1,126 - \$1,750	\$1,751 - \$2,500	More than \$2,500		
1-person	0	0	0	0	0	0	0%
2-person	0	0	3	4	3	10	63%
3-person	0	0	0	0	3	3	19%
4+person	0	0	0	0	3	3	19%
TOTAL	0	0	3	4	9	16	100%
	0%	0%	19%	25%	56%		

Table 23: Estimated 10-Year Future Demand by Minimum Bedrooms Required, Electoral Area D

Unit Size	Income Group					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	2	15	15	22	18	72
2-bedroom	0	0	5	6	14	25
3bedroom	0	0	0	3	7	10
4+bedroom	0	0	0	0	4	4
TOTAL	2	15	29	31	43	

Table 24: Estimated 10-Year Future Demand Minimum Bedrooms Required, Income Group Distribution, Electoral Area D

Unit Size	Income Group				
	Very Low	Low	Moderate	Average	Above Average
1-bedroom	100%	100%	77.1%	70.8%	40.8%
2-bedroom	0%	0%	22.9%	19.6%	32.7%
3bedroom	0%	0%	0%	9.7%	16.9%
4+bedroom	0%	0%	0%	0%	9.6%
TOTAL	100%	100%	100%	100%	100%



Electoral Area E

The legislatively required 5- and 20-year estimates are for 131 and 283 additional units respectively.

Table 25: 5-, 10-, and 20-Year HNR Method Housing Need Estimates, Electoral Area E

COMPONENT	DETAIL	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	1.4	2.9	5.8
B	Person Experiencing Homelessness	20.2	30.3	40.4
C	Suppressed Household Formation	10.9	21.8	43.6
D	Anticipated Household Growth	98.2	156.6	190.6
E	Rental Vacancy Rate Adjustment	0.7	1.4	2.8
Total		131	213	283

Table 26: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, Electoral Area E

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$20,000	\$20,000 - \$44,999	\$45,000 - \$74,999	\$75,000 - \$109,999	Above \$110,000		
Monthly Affordable Housing Cost	<\$500	\$501 - \$1,125	\$1,126 - \$1,875	\$1,876 - \$2,750	> \$2,750	TOTAL	%
1-person	5	15	10	5	4	39	25%
2-person	1	8	19	14	28	70	45%
3-person	0	0	3	3	13	19	12%
4+person	0	0	1	6	22	29	18%
TOTAL	6	23	33	28	67	157	100%
	4%	15%	21%	18%	43%		



Table 27: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area E

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$20,000	\$20,000 - \$44,999	\$45,000 - \$74,999	\$75,000 - \$109,999	Above \$110,000		
Monthly Affordable Housing Cost	<\$500	\$501 - \$1,125	\$1,126 - \$1,875	\$1,876 - \$2,750	> \$2,750	TOTAL	%
1-person	4	13	9	5	4	35	25%
2-person	1	6	17	13	27	64	46%
3-person	0	0	1	2	13	16	11%
4+person	0	0	0	4	21	25	18%
TOTAL	5	19	27	24	65	140	100%
	4%	14%	19%	17%	46%		

Table 28: Estimated Future Demand by Income Group and Household Size, Renter Households, Electoral Area E

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$20,000	\$20,000 - \$44,999	\$45,000 - \$74,999	\$75,000 - \$109,999	Above \$110,000		
Monthly Affordable Housing Cost	<\$500	\$501 - \$1,125	\$1,126 - \$1,875	\$1,876 - \$2,750	> \$2,750	TOTAL	%
1-person	0	7	0	0	0	7	47%
2-person	0	2	4	0	0	6	40%
3-person	0	0	2	0	0	2	13%
4+person	0	0	0	0	0	0	0%
TOTAL	0	9	6	0	0	15	100%
	0%	60%	40%	0%	0%		



Table 29: Estimated 10-Year Future Demand by Minimum Bedrooms Required, Electoral Area E

Unit Size	Income Group					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	6	23	27	21	28	105
2-bedroom	0	0	5	0	19	24
3bedroom	0	0	0	7	13	20
4+bedroom	0	0	1	0	6	7
TOTAL	6	23	33	28	66	

Table 30: Estimated 10-Year Future Demand Minimum Bedrooms Required, Income Group Distribution, Electoral Area E

Unit Size	Income Group				
	Very Low	Low	Moderate	Average	Above Average
1-bedroom	100%	100%	83.2%	76.0%	42.1%
2-bedroom	0%	0%	13.8%	0%	28.9%
3bedroom	0%	0%	0%	24.0%	19.5%
4+bedroom	0%	0%	3.0%	0%	9.4%
TOTAL	100%	100%	100%	100%	100%

Electoral Area F

The legislatively required 5- and 20-year estimates are for 189 and 468 additional units respectively.

Table 31: 5-, 10-, and 20-Year HNR Method Housing Need Estimates, Electoral Area F

COMPONENT	DETAIL	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	10.5	21.0	42.0
B	Person Experiencing Homelessness	23.6	35.4	47.2
C	Suppressed Household Formation	37.6	75.2	150.3
D	Anticipated Household Growth	116.1	185.2	225.4
E	Rental Vacancy Rate Adjustment	0.8	1.6	3.3
Total		189	318	468

Table 32: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, Electoral Area F

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$64,999	\$65,000 - \$94,999	Above \$95,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,625	\$1,626 - \$2,375	> \$2,375	TOTAL	%
1-person	4	23	10	6	4	47	26%
2-person	2	9	22	21	33	87	48%
3-person	0	0	2	4	14	20	11%
4+person	0	0	0	4	23	27	15%
TOTAL	6	32	34	35	74	181	100%
	3%	18%	19%	19%	41%		



Table 33: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area F

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$64,999	\$65,000 - \$94,999	Above \$95,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,625	\$1,626 - \$2,375	> \$2,375	TOTAL	%
1-person	4	19	8	5	3	39	24%
2-person	2	8	20	19	31	80	50%
3-person	0	0	0	3	13	16	10%
4+person	0	0	0	4	21	25	16%
TOTAL	6	27	28	31	68	160	100%
	4%	17%	18%	19%	43%		

Table 34: Estimated Future Demand by Income Group and Household Size, Renter Households, Electoral Area F

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$64,999	\$65,000 - \$94,999	Above \$95,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,625	\$1,626 - \$2,375	> \$2,375	TOTAL	%
1-person	0	9	4	0	0	13	68%
2-person	0	0	0	6	0	6	32%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	9	4	6	0	19	100%
	0%	47%	21%	32%	0%		



Table 35: Estimated 10-Year Future Demand by Minimum Bedrooms Required, Electoral Area F

Unit Size	Income Group					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	6	32	34	25	33	130
2-bedroom	0	0	0	6	21	27
3bedroom	0	0	0	4	11	15
4+bedroom	0	0	0	0	10	10
TOTAL	6	32	34	35	75	

Table 36: Estimated 10-Year Future Demand Minimum Bedrooms Required, Income Group Distribution, Electoral Area F

Unit Size	Income Group				
	Very Low	Low	Moderate	Average	Above Average
1-bedroom	100%	100%	100%	72.8%	44.6%
2-bedroom	0%	0%	0%	15.8%	27.7%
3bedroom	0%	0%	0%	11.4%	14.9%
4+bedroom	0%	0%	0%	0%	12.8%
TOTAL	100%	100%	100%	100%	100%



Electoral Area J

The legislatively required 5- and 20-year estimates are for 31 and 84 additional units respectively.

Table 37: 5-, 10-, and 20-Year HNR Method Housing Need Estimates, Electoral Area J

COMPONENT	DETAIL	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	0.0	0.0	0.0
B	Person Experiencing Homelessness	3.0	4.5	6.1
C	Suppressed Household Formation	10.9	21.9	43.7
D	Anticipated Household Growth	17.1	27.2	33.1
E	Rental Vacancy Rate Adjustment	0.4	0.8	1.5
Total		31	54	84

Table 38: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, Electoral Area J

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$39,999	\$40,000 - \$59,999	Above \$60,000		
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,000	\$1,001 - \$1,500	> \$1,500	TOTAL	%
1-person	0	3	3	0	3	9	35%
2-person	0	2	0	7	6	15	58%
3-person	0	0	0	0	2	2	8%
4+person	0	0	0	0	0	0	0%
TOTAL	0	5	3	7	11	26	100%
	0%	19%	12%	27%	42%		



Table 39: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area J

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$39,999	\$40,000 - \$59,999	Above \$60,000		
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,000	\$1,001 - \$1,500	> \$1,500	TOTAL	%
1-person	0	0	4	0	0	4	22%
2-person	0	3	0	4	7	14	7%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	3	4	4	7	18	100%
	0%	17%	22%	22%	39%		

Table 40: Estimated Future Demand by Income Group and Household Size, Renter Households, Electoral Area J

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$39,999	\$40,000 - \$59,999	Above \$60,000		
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,000	\$1,001 - \$1,500	> \$1,500	TOTAL	%
1-person	0	0	0	0	0	0	0%
2-person	0	0	0	9	0	9	100%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	0	0	9	0	9	100%
	0%	0%	0%	100%	0%		

Data was too suppressed to accurately reflect the Future Demand Minimum Bedrooms required for Electoral Area J.

Electoral Area K

The legislatively required 5- and 20-year estimates are for 25 and 73 additional units respectively.

Table 41: 5-, 10-, and 20-Year HNR Method Housing Need Estimates, Electoral Area K

COMPONENT	DETAIL	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	1.4	2.8	5.5
B	Person Experiencing Homelessness	2.2	3.3	4.4
C	Suppressed Household Formation	9.9	19.8	39.6
D	Anticipated Household Growth	11.7	18.6	22.6
E	Rental Vacancy Rate Adjustment	0.2	0.5	0.9
Total		25	45	73

Table 42: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, Electoral Area K

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$44,999	\$45,000 - \$64,999	Above \$65,000		
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,125	\$1,126 - \$1,625	> \$1,625	TOTAL	%
1-person	0	0	6	0	0	6	32%
2-person	0	0	0	4	5	9	47%
3-person	0	0	0	0	4	4	21%
4+person	0	0	0	0	0	0	0%
TOTAL	0	0	6	4	9	19	100%
	0%	0%	32%	21%	47%		



Table 43: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area K

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$44,999	\$45,000 - \$64,999	Above \$65,000		
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,125	\$1,126 - \$1,625	> \$1,625	TOTAL	%
1-person	0	0	9	0	0	9	69%
2-person	0	0	0	0	4	4	31%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	0	9	0	4	13	100%
	0%	0%	69%	0%	31%		

Table 44: Estimated Future Demand by Income Group and Household Size, Renter Households, Electoral Area K

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$44,999	\$45,000 - \$64,999	Above \$65,000		
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,125	\$1,126 - \$1,625	> \$1,625	TOTAL	%
1-person	0	0	0	0	0	0	0%
2-person	0	0	0	0	6	6	100%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	0	0	0	6	6	100%
	0%	0%	0%	0%	100%		

Data was too suppressed to accurately reflect the Future Demand Minimum Bedrooms required for Electoral Area K.



APPENDIX C

HNR METHOD RESULTS + SUPPLEMENTAL TABLES

Williams Lake

HNR METHOD RESULTS

Table 45: Estimated 5-Year Future Demand by Income Group and Household Size, All Households, City of Williams Lake

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$59,999	\$60,000 - \$89,999	Above \$90,000	TOTAL	%
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,500	\$1,501 - \$2,250	> \$2,250		
1-person	4	56	30	20	16	126	34%
2-person	2	11	30	30	55	128	35%
3-person	0	3	7	10	31	51	14%
4+person	0	0	4	12	48	64	17%
TOTAL	6	70	71	72	150	369	100%
	2%	19%	19%	19%	41%		

Table 46: Estimated 5-Year Future Demand by Income Group and Household Size, Owner Households, City of Williams Lake

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$59,999	\$60,000 - \$89,999	Above \$90,000	TOTAL	%
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,500	\$1,501 - \$2,250	> \$2,250		
1-person	1	23	15	13	12	64	29%
2-person	0	4	17	19	44	84	38%
3-person	0	0	2	4	24	30	14%
4+person	0	0	0	4	40	44	20%
TOTAL	1	27	34	40	120	222	100%
	0%	12%	15%	18%	54%		



Table 47: Estimated 5-Year Future Demand by Income Group and Household Size, Renter Households, City of Williams Lake

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$59,999	\$60,000 - \$89,999	Above \$90,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,500	\$1,501 - \$2,250	> \$2,250	TOTAL	%
1-person	3	33	15	7	4	62	42%
2-person	0	7	13	12	12	44	30%
3-person	0	2	5	7	8	22	15%
4+person	0	0	4	7	8	19	13%
TOTAL	3	42	37	33	32	147	100%
	2%	29%	25%	22%	22%		

Table 48: Estimated 5-Year Future Demand by Minimum Bedrooms Required, Williams Lake

Unit Size	Income Group					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	6	62	49	38	57	212
2-bedroom	0	5	16	18	48	87
3bedroom	0	3	2	11	26	42
4+bedroom	0	0	4	5	19	28
TOTAL	6	70	71	72	150	369

Table 49: Estimated 5-Year Future Demand Minimum Bedrooms Required, Income Group Distribution, Williams Lake

Unit Size	Income Group				
	Very Low	Low	Moderate	Average	Above Average
1-bedroom	100%	88.7%	68.9%	51.6%	37.9%
2-bedroom	0%	7.0%	22.4%	25.4%	32.0%
3bedroom	0%	4.3%	3.1%	15.9%	17.2%
4+bedroom	0%	0%	5.6%	7.1%	12.9%
TOTAL	100%	100%	100%	100%	100%

Table 50: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, City of Williams Lake

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$59,999	\$60,000 - \$89,999	Above \$90,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,500	\$1,501 - \$2,250	> \$2,250	TOTAL	%
1-person	8	107	57	37	31	240	34%
2-person	3	21	57	58	106	245	35%
3-person	0	6	13	19	59	97	14%
4+person	0	0	7	23	92	122	17%
TOTAL	11	134	134	137	288	704	100%
	2%	19%	19%	19%	41%		

Table 51: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, City of Williams Lake

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$59,999	\$60,000 - \$89,999	Above \$90,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,500	\$1,501 - \$2,250	> \$2,250	TOTAL	%
1-person	2	45	29	25	23	124	29%
2-person	0	8	32	36	84	160	38%
3-person	0	0	4	7	46	57	13%
4+person	0	0	0	8	76	84	20%
TOTAL	2	53	65	76	229	425	100%
	0%	12%	15%	18%	54%		

Table 52: Estimated 10-Year Future Demand by Income Group and Household Size, Renter Households, City of Williams Lake

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$59,999	\$60,000 - \$89,999	Above \$90,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,500	\$1,501 - \$2,250	> \$2,250	TOTAL	%
1-person	6	64	29	13	8	120	43%
2-person	0	13	25	23	24	85	30%
3-person	0	5	9	13	14	41	15%
4+person	0	0	7	14	15	36	13%
TOTAL	6	82	70	63	61	282	100%
	2%	29%	25%	22%	22%		

Table 53: Estimated 10-Year Future Demand by Minimum Bedrooms Required, Williams Lake

Unit Size	Income Group					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	11	119	93	70	110	403
2-bedroom	0	9	30	35	92	166
3bedroom	0	6	4	22	49	81
4+bedroom	0	0	7	10	37	54
TOTAL	11	134	134	137	288	704

Table 54: Estimated 10-Year Future Demand Minimum Bedrooms Required, Income Group Distribution, Williams Lake

Unit Size	Income Group				
	Very Low	Low	Moderate	Average	Above Average
1-bedroom	100%	88.5%	69.4%	51.2%	38.1%
2-bedroom	0%	7.0%	22.4%	25.7%	31.9%
3bedroom	0%	4.5%	3.0%	15.9%	17.1%
4+bedroom	0%	0%	5.2%	7.2%	12.9%
TOTAL	100%	100%	100%	100%	100%

Table 55: Estimated 20-Year Future Demand by Income Group and Household Size, All Households, City of Williams Lake

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$59,999	\$60,000 - \$89,999	Above \$90,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,500	\$1,501 - \$2,250	> \$2,250	TOTAL	%
1-person	13	166	88	58	47	372	34%
2-person	5	32	88	59	164	378	35%
3-person	0	9	20	30	91	150	14%
4+person	0	0	10	36	142	188	17%
TOTAL	18	207	206	213	444	1088	100%
	2%	19%	19%	20%	41%		

Table 56: Estimated 20-Year Future Demand by Income Group and Household Size, Owner Households, City of Williams Lake

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$59,999	\$60,000 - \$89,999	Above \$90,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,500	\$1,501 - \$2,250	> \$2,250	TOTAL	%
1-person	4	69	45	39	35	192	29%
2-person	0	13	49	55	130	247	38%
3-person	0	0	6	11	70	87	13%
4+person	0	0	0	13	119	132	20%
TOTAL	4	82	100	118	354	658	100%
	1%	12%	15%	18%	54%		

Table 57: Estimated 20-Year Future Demand by Income Group and Household Size, Renter Households, City of Williams Lake

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$59,999	\$60,000 - \$89,999	Above \$90,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,500	\$1,501 - \$2,250	> \$2,250	TOTAL	%
1-person	6	64	29	13	8	120	43%
2-person	0	13	25	23	24	85	30%
3-person	0	5	9	13	14	41	15%
4+person	0	0	7	14	15	36	13%
TOTAL	6	82	70	63	61	282	100%
	2%	29%	25%	22%	22%		

Table 58: Estimated 20-Year Future Demand by Minimum Bedrooms Required, Williams Lake

Unit Size	Income Group					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	18	184	144	109	169	624
2-bedroom	0	14	46	55	142	257
3bedroom	0	9	6	34	76	125
4+bedroom	0	0	10	15	57	82
TOTAL	18	207	206	213	444	1088

Table 59: Estimated 20-Year Future Demand Minimum Bedrooms Required, Income Group Distribution, Williams Lake

Unit Size	Income Group				
	Very Low	Low	Moderate	Average	Above Average
1-bedroom	100%	88.7%	69.7%	51.1%	38.0%
2-bedroom	0%	6.9%	22.5%	25.5%	32.0%
3bedroom	0%	4.3%	3.0%	16.1%	17.1%
4+bedroom	0%	0%	4.9%	7.2%	12.9%
TOTAL	100%	100%	100%	100%	100%

POPULATION

Table 60: Total Population and Growth, Williams Lake, 2006-2021

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 Census of Population, 2006 Census of Population

	2006	2011	2016	2021	Growth 2006-2021	Change 2006- 2021	Annual Percentage Change
Williams Lake	10,744	10,832	10,753	10,947	203	2%	0.1%

Table 61: Population Growth Rate, Williams Lake, 2006-2021

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 Census of Population, 2006 Census of Population

Year Range	Percentage Change (%)
2006-2011	0.82%
2011-2016	-0.73%
2016-2021	1.80%

Table 62: Average and Median Age, Williams Lake, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Year	Average Age	Median Age
2006	37.1	38.0
2011	39.1	39.3
2016	40.2	39.8
2021	40.9	40.0

Table 63: Age Group Distribution, Williams Lake, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Age Group	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
0 to 14	2,040	19%	1,995	18%	1,805	18%	1,835	17%
15 to 19	800	7%	725	7%	620	6%	650	6%
20 to 24	750	7%	700	6%	690	7%	695	6%
25 to 64	5,745	54%	5,785	53%	4,965	49%	5,540	51%
65 to 84	1,245	12%	1,415	13%	1,705	17%	1,910	17%
85+	155	1%	215	2%	345	3%	320	3%



Table 64: Mobility, Movers - Number of Non-Movers, Non-Migrants, Migrants

Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Mobility Status	2006	2011	2016	2021
Non-Movers	8,210	8,550	8,320	8,895
Non-Migrants	1,370	1,175	1,175	1,135
Migrants	880	710	720	575

HOUSEHOLDS

Table 65: Total Number and Average Size of Households, Williams Lake, 2006-2021

Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Williams Lake	2006	2011	2016	2021
Total Number of Households	4,455	4,530	4,505	4,735
Average Household Size	2.4	2.3	2.3	2.3

Table 66: Breakdown of Households by Household Size, Williams Lake, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Household Size	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
1 person	1,370	31%	1,380	30%	1,425	32%	1,610	34%
2 people	1,520	34%	1,630	36%	1,615	36%	1,630	34%
3 people	630	14%	655	14%	650	14%	655	14%
4 people	555	12%	500	11%	510	11%	505	11%
5+ people	375	8%	365	8%	305	7%	335	7%

Table 67: Number and Proportion of Renter and Owner Households, Williams Lake, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Housing Tenure	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Renter	1,660	37%	1,675	37%	1,730	38%	1,895	40%
Owner	2,795	63%	2,855	63%	2,775	62%	2,840	60%
Total	4,455		4,530		4,505		4,735	



Table 68: Renter Households in Subsidized Housing, Williams Lake, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Community	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Williams Lake	0	0%	250	15%	270	16%	320	17%

ANTICIPATED POPULATION

Table 69: Projected Population, Williams Lake, 2026-2046

Source: BC Stats, Population Estimates & Projections for British Columbia

Community	2026	2031	2046
Williams Lake	11,546	11,732	11,287

ANTICIPATED HOUSEHOLDS

Table 70: Projected Households, Williams Lake, 2026-2046

Source: BC Stats, Household Estimates & Projections for British Columbia

Community	2026	2031	2041
Williams Lake	4,888	5,093	5,144

HOUSEHOLD INCOME

Table 71: Average and Median Household Income, Williams Lake, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Williams Lake	2006	2011	2016	2021
Average Income	\$71,979	\$71,136	\$79,621	\$91,600
Median Income	\$65,091	\$60,042	\$68,771	\$77,000

Table 72: Households by Income Groups, Williams Lake, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Williams Lake	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	75	2%	125	3%	50	1%	25	1%
\$5,000 to \$9,999	75	2%	75	2%	65	1%	20	0%
\$10,000 to \$14,999	180	4%	195	4%	80	2%	40	1%
\$15,000 to \$19,999	280	6%	245	5%	225	5%	120	3%
\$20,000 to \$24,999	275	6%	290	6%	230	5%	230	5%
\$25,000 to \$29,999	145	3%	155	3%	240	5%	190	4%
\$30,000 to \$34,999	205	5%	195	4%	215	5%	150	3%
\$35,000 to \$39,999	205	5%	240	5%	195	4%	250	5%
\$40,000 to \$44,999	230	5%	255	6%	220	5%	225	5%
\$45,000 to \$49,999	130	3%	135	3%	140	3%	200	4%
\$50,000 to \$59,999	315	7%	345	8%	365	8%	375	8%
\$60,000 to \$69,999	310	7%	425	9%	300	7%	305	6%
\$70,000 to \$79,999	300	7%	235	5%	285	6%	330	7%
\$80,000 to \$89,999	275	6%	230	5%	265	6%	275	6%
\$90,000 to \$99,999	330	7%	255	6%	280	6%	270	6%
\$100,000 to \$124,999	580	13%	450	10%	565	13%	600	13%
\$125,000 to \$149,999	255	6%	345	8%	325	7%	395	8%
\$150,000 to \$199,999	180	4%	235	5%	310	7%	470	10%
\$200,000 and over	100	2%	90	2%	145	3%	260	6%
Total	4,455		4,530		4,505		4,735	

Table 73: Average and Median Renter Household Income, Williams Lake, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Williams Lake	2006	2011	2016	2021
Renter Average Income	\$43,996	\$47,903	\$55,992	\$63,650
Renter Median Income	\$32,046	\$35,542	\$41,181	\$53,200

Table 74: Average and Median Owner Household Income, Williams Lake, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Williams Lake	2006	2011	2016	2021
Owner Average Income	\$88,610	\$84,795	\$94,328	\$110,200
Owner Median Income	\$84,426	\$75,594	\$86,418	\$99,000

Table 75: Number of Renter Households in Specified Income Brackets, Williams Lake, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Williams Lake	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	70	4%	90	5%	35	2%	20	1%
\$5,000 to \$9,999	60	4%	50	3%	40	2%	0	0%
\$10,000 to \$14,999	155	9%	155	9%	75	4%	35	2%
\$15,000 to \$19,999	215	13%	150	9%	180	10%	75	4%
\$20,000 to \$24,999	175	11%	190	11%	140	8%	170	9%
\$25,000 to \$29,999	85	5%	105	6%	150	9%	120	6%
\$30,000 to \$34,999	110	7%	70	4%	115	7%	80	4%
\$35,000 to \$39,999	55	3%	110	7%	90	5%	115	6%
\$40,000 to \$44,999	125	8%	110	7%	100	6%	130	7%
\$45,000 to \$49,999	55	3%	45	3%	55	3%	115	6%
\$50,000 to \$59,999	115	7%	85	5%	145	8%	180	10%
\$60,000 to \$69,999	65	4%	180	11%	100	6%	135	7%
\$70,000 to \$79,999	130	8%	70	4%	100	6%	155	8%
\$80,000 to \$89,999	75	5%	25	1%	70	4%	135	7%
\$90,000 to \$99,999	35	2%	50	3%	85	5%	75	4%
\$100,000 to \$124,999	70	4%	65	4%	115	7%	210	11%
\$125,000 to \$149,999	70	4%	55	3%	50	3%	75	4%
\$150,000 to \$199,999	10	1%	55	3%	40	2%	55	3%
\$200,000 and over	0	0%	0	0%	30	2%	0	0%
Total	1,660		1,680		1,730		1,895	



Table 76: Number of Owner Households in Specified Income Brackets, Williams Lake, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Williams Lake	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	15	1%	35	1%	15	1%	0	0%
\$5,000 to \$9,999	15	1%	25	1%	30	1%	0	0%
\$10,000 to \$14,999	25	1%	35	1%	0	0%	0	0%
\$15,000 to \$19,999	65	2%	100	4%	45	2%	45	2%
\$20,000 to \$24,999	100	4%	95	3%	90	3%	65	2%
\$25,000 to \$29,999	60	2%	50	2%	85	3%	75	3%
\$30,000 to \$34,999	95	3%	125	4%	100	4%	70	3%
\$35,000 to \$39,999	155	6%	135	5%	105	4%	135	5%
\$40,000 to \$44,999	105	4%	145	5%	115	4%	95	3%
\$45,000 to \$49,999	75	3%	90	3%	85	3%	85	3%
\$50,000 to \$59,999	200	7%	255	9%	220	8%	195	7%
\$60,000 to \$69,999	250	9%	245	9%	200	7%	170	6%
\$70,000 to \$79,999	175	6%	170	6%	185	7%	180	6%
\$80,000 to \$89,999	210	8%	205	7%	195	7%	140	5%
\$90,000 to \$99,999	300	11%	200	7%	200	7%	190	7%
\$100,000 to \$124,999	510	18%	385	14%	455	16%	390	14%
\$125,000 to \$149,999	185	7%	285	10%	275	10%	325	11%
\$150,000 to \$199,999	175	6%	185	6%	270	10%	415	15%
\$200,000 and over	95	3%	80	3%	115	4%	245	9%
Total	2,795		2,850		2,775		2,840	



ECONOMIC SECTORS & LABOUR FORCE

Table 77: Total number of workers, Williams Lake, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Community	2006	2011	2016	2021
Williams Lake	5,900	5,620	5,560	5,400

Table 78: Number of workers by industry (North American industry classification system), Williams Lake, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Industry	Number of Workers			
	2006	2011	2016	2021
Agriculture, forestry, fishing and hunting	465	260	320	280
Mining, quarrying, and oil and gas extraction	265	360	350	280
Utilities	15	35	25	20
Construction	260	255	315	335
Manufacturing	825	565	635	580
Wholesale trade	230	135	140	125
Retail trade	720	700	730	720
Transportation and warehousing	220	255	255	170
Information and cultural industries	65	55	50	45
Finance and insurance	165	140	130	120
Real estate and rental and leasing	35	65	85	35
Professional, scientific and technical services	210	145	255	210
Management of companies and enterprises	0	0	0	0
Administrative and support, waste management and remediation services	140	195	190	155
Educational services	415	435	275	320
Health care and social assistance	545	530	625	795
Arts, entertainment and recreation	120	105	65	95
Accommodation and food services	495	555	480	380
Other services (except public administration)	235	245	225	225
Public administration	395	465	290	410
Industry - Not Applicable	75	120	100	100
Total	5,900	5,620	5,560	5,400

Table 79: Unemployment rate and Participation rate, Williams Lake, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Williams Lake	2006	2011	2016	2021
Unemployment Rate (%)	8.8	10.1	7.6	8.0
Participation Rate (%)	69.0	65.2	65.3	60.9

Table 80: Commuting destination, Williams Lake, 2021

Source: Statistics Canada, 2021 Census of Population

Williams Lake	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/ Territory
2021	3,500	420	115	20

HOUSING UNITS

Table 81: Total Housing Units, Williams Lake, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Units	2021
Total Private Households	5,066
Dwellings Occupied by usual residents	4,736

Table 82: Breakdown of Structural Types, Williams Lake, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Mix	2021	
	#	%
Single-Detached	2,170	46%
Semi-Detached	200	4%
Row House	375	8%
Apartment or Flat in a Duplex	510	11%
Apartment with fewer than 5 storeys	950	20%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	0	0%
Movable Dwelling	520	11%
Total	4,735	

Table 83: Breakdown by size, Williams Lake, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Mix	2021
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Bachelor Units (0 bedrooms)	20
1 Bedroom Units	500
2 Bedroom Units	1,400
3 Bedroom Units	1,385
4+ Bedroom Units	1,435

Table 84: Number & Percentage Breakdown by Date Built, Williams Lake, 2021

Source: Statistics Canada, 2021 Census of Population

Date Built	2021	
	#	%
Pre-1960	430	9%
1961-1980	2,540	54%
1981-1990	585	12%
1991-2000	615	13%
2001-2005	100	2%
2006-2010	225	5%
2011-2016	115	2%
2016-2021	130	3%
Total	4,735	

HOUSING VALUES

Table 85: Average Housing Prices by Dwelling Type, Williams Lake, 2024

Source: CMHC Revised Assessment Roll Report, 2024

Dwelling Type	Price
Detached	\$422,384
Townhouse	\$283,141
Apartment	\$155,099

HOUSEHOLDS IN CORE HOUSING NEEDS

Table 86: Households in Core Housing Need, Williams Lake, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Core Housing Need	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	430	10%	480	11%	365	8%	250	5%
Renter	375	24%	355	23%	345	21%	215	11%
Owner	55	2%	125	4%	20	1%	30	1%



Table 87: Affordability - Households Spending 30% of Income on Shelter Costs, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Affordability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	765	18%	840	19%	715	16%	595	13%
Renter	535	34%	520	33%	565	34%	455	24%
Owner	225	8%	320	11%	155	6%	140	5%

Table 88: Adequacy - Households in Dwellings Requiring Major Repairs, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Adequacy	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	310	7%	385	9%	230	5%	410	9%
Renter	180	12%	175	11%	130	8%	250	13%
Owner	130	5%	220	8%	105	4%	155	6%

Table 89: Suitability - Households in Overcrowded Dwellings, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Suitability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	290	7%	210	5%	145	3%	195	4%
Renter	220	14%	145	9%	110	7%	145	8%
Owner	75	3%	70	2%	35	1%	45	2%

Table 90: Households in Extreme Core Housing Need, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Extreme Core Housing Need	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	150	3%	265	6%	165	4%	70	2%
Renter	130	8%	195	13%	155	9%	70	4%
Owner	20	1%	70	2%	10	0%	0	0%



Electoral Area D

Table 91: Estimated 5-Year Future Demand by Income Group and Household Size, All Households, Electoral Area D

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$44,999	\$45,000 - \$69,999	\$70,000 - \$99,999	Above \$100,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,125	\$1,126 - \$1,750	\$1,751 - \$2,500	> \$2,500	TOTAL	%
1-person	1	5	5	5	2	18	25%
2-person	0	4	6	10	13	33	46%
3-person	0	1	2	2	5	10	14%
4+person	0	0	0	3	8	11	15%
TOTAL	1	10	13	20	28	72	100%
	1%	14%	18%	28%	39%		

Table 92: Estimated 5-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area D

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$44,999	\$45,000 - \$69,999	\$70,000 - \$99,999	Above \$100,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,125	\$1,126 - \$1,750	\$1,751 - \$2,500	> \$2,500	TOTAL	%
1-person	1	5	4	5	1	16	26%
2-person	0	4	5	8	12	29	48%
3-person	0	0	2	2	3	7	11%
4+person	0	0	0	2	7	9	15%
TOTAL	1	9	11	17	23	61	100%
	2%	15%	18%	28%	38%		

Table 93: Estimated 5-Year Future Demand by Income Group and Household Size, Renter Households, Electoral Areas D

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$44,999	\$45,000 - \$69,999	\$70,000 - \$99,999	Above \$100,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,125	\$1,126 - \$1,750	\$1,751 - \$2,500	> \$2,500	TOTAL	%
1-person	0	0	0	0	0	0	0%
2-person	0	0	2	3	2	7	64%
3-person	0	0	0	0	2	2	18%
4+person	0	0	0	0	2	2	18%
TOTAL	0	0	2	3	6	11	100%
	0%	0%	18%	27%	55%		

Table 94: Estimated 5-Year Future Demand by Minimum Bedrooms Required, Electoral Area D

Unit Size	Income Group					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	1	10	10	14	12	47
2-bedroom	0	0	3	3	9	15
3-bedroom	0	0	0	3	5	8
4+bedroom	0	0	0	0	2	2
TOTAL	1	10	13	20	28	73

Table 95: Estimated 5-Year Future Demand Minimum Bedrooms Required, Income Group Distribution, Electoral Area D

Unit Size	Income Group					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	100%	100%	77.3%	68.5%	42.1%	
2-bedroom	0%	0%	22.7%	16.5%	32.1%	
3-bedroom	0%	0%	0%	15.0%	16.4%	
4+bedroom	0%	0%	0%	0%	9.4%	
TOTAL	100%	100%	100%	100%	100%	

Table 96: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, Electoral Area D

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$44,999	\$45,000 - \$69,999	\$70,000 - \$99,999	Above \$100,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,125	\$1,126 - \$1,750	\$1,751 - \$2,500	> \$2,500	TOTAL	%
1-person	2	8	7	8	3	28	25%
2-person	0	6	10	16	20	52	47%
3-person	0	1	3	4	7	15	14%
4+person	0	0	0	3	13	16	14%
TOTAL	2	15	20	31	43	111	100%
	2%	14%	18%	28%	39%		

Table 97: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area D

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$44,999	\$45,000 - \$69,999	\$70,000 - \$99,999	Above \$100,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,125	\$1,126 - \$1,750	\$1,751 - \$2,500	> \$2,500	TOTAL	%
1-person	2	8	7	7	2	26	27%
2-person	0	6	8	13	19	46	48%
3-person	0	0	2	3	5	10	11%
4+person	0	0	0	2	11	13	14%
TOTAL	2	14	17	25	37	95	100%
	2%	15%	18%	26%	39%		



Table 98: Estimated 10-Year Future Demand by Income Group and Household Size, Renter Households, Electoral Areas D

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$44,999	\$45,000 - \$69,999	\$70,000 - \$99,999	Above \$100,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,125	\$1,126 - \$1,750	\$1,751 - \$2,500	> \$2,500	TOTAL	%
1-person	0	0	0	0	0	0	0%
2-person	0	0	3	4	3	10	63%
3-person	0	0	0	0	3	3	19%
4+person	0	0	0	0	3	3	19%
TOTAL	0	0	3	4	9	16	100%
	0%	0%	19%	25%	56%		

Table 99: Estimated 10-Year Future Demand by Minimum Bedrooms Required, Electoral Area D

Unit Size	Income Group					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	2	15	15	22	18	72
2-bedroom	0	0	5	6	14	25
3-bedroom	0	0	0	3	7	10
4+bedroom	0	0	0	0	4	4
TOTAL	2	15	20	31	43	111

Table 100: Estimated 10-Year Future Demand Minimum Bedrooms Required, Income Group Distribution, Electoral Area D

Unit Size	Income Group				
	Very Low	Low	Moderate	Average	Above Average
1-bedroom	100%	100%	77.1%	70.8%	40.8%
2-bedroom	0%	0%	22.9%	19.6%	32.7%
3-bedroom	0%	0%	0%	9.7%	16.9%
4+bedroom	0%	0%	0%	0%	9.6%
TOTAL	100%	100%	100%	100%	100%

Table 101: Estimated 20-Year Future Demand by Income Group and Household Size, All Households, Electoral Area D

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$44,999	\$45,000 - \$69,999	\$70,000 - \$99,999	Above \$100,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,125	\$1,126 - \$1,750	\$1,751 - \$2,500	> \$2,500	TOTAL	%
1-person	2	10	9	9	4	34	24%
2-person	0	8	12	19	25	64	46%
3-person	0	2	4	5	9	20	14%
4+person	0	0	0	5	16	21	15%
TOTAL	2	20	25	38	54	139	100%
	1%	14%	18%	27%	39%		

Table 102: Estimated 20-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area D

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$44,999	\$45,000 - \$69,999	\$70,000 - \$99,999	Above \$100,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,125	\$1,126 - \$1,750	\$1,751 - \$2,500	> \$2,500	TOTAL	%
1-person	2	10	8	9	2	31	26%
2-person	0	8	10	16	24	58	48%
3-person	0	0	3	4	7	14	12%
4+person	0	0	0	3	14	17	14%
TOTAL	2	18	21	32	47	120	100%
	2%	15%	18%	27%	39%		



Table 103: Estimated 20-Year Future Demand by Income Group and Household Size, Renter Households, Electoral Areas D

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$44,999	\$45,000 - \$69,999	\$70,000 - \$99,999	Above \$100,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,125	\$1,126 - \$1,750	\$1,751 - \$2,500	> \$2,500	TOTAL	%
1-person	0	0	0	0	0	0	0%
2-person	0	0	3	5	3	11	65%
3-person	0	0	0	0	3	3	18%
4+person	0	0	0	0	3	3	18%
TOTAL	0	0	3	5	9	17	100%
	0%	0%	18%	29%	53%		

Table 104: Estimated 20-Year Future Demand by Minimum Bedrooms Required, Electoral Area D

	Income Group					
Unit Size	Very Low	Low	Moderate	Average	Above Average	TOTAL
1-bedroom	2	20	19	26	22	89
2-bedroom	0	0	6	7	18	31
3-bedroom	0	0	0	5	9	14
4+bedroom	0	0	0	0	5	5
TOTAL	2	20	25	38	54	139

Table 105: Estimated 20-Year Future Demand Minimum Bedrooms Required, Income Group Distribution, Electoral Area D

	Income Group					
Unit Size	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	100%	100%	76.4%	67.2%	41.4%	
2-bedroom	0%	0%	23.6%	19.6%	32.4%	
3-bedroom	0%	0%	0%	13.2%	16.7%	
4+bedroom	0%	0%	0%	0%	9.5%	
TOTAL	100%	100%	100%	100%	100%	

POPULATION

Table 106: Total Population and Growth, Electoral Area D, 2006-2021

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 Census of Population, 2006 Census of Population

	2006	2011	2016	2021	Growth 2006-2021	Change 2006- 2021	Annual Percentage Change
Electoral Area D	3,073	2,988	2,929	2,870	-203	-7%	-0.5%

Table 107: Population Growth Rate, Electoral Area D, 2006-2021

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 Census of Population, 2006 Census of Population

Year Range	Percentage Change (%)
2006-2011	-2.8%
2011-2016	-1.9%
2016-2021	-2.0%

Table 108: Average and Median Age, Electoral Area D, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Year	Average Age	Median Age
2006	38.3	41.6
2011	39.2	41.9
2016	42.5	45.5
2021	44.0	46.0

Table 109: Age Group Distribution, Electoral Area D, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Age Group	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
0 to 14	555	18%	500	17%	460	16%	430	15%
15 to 19	210	7%	210	7%	175	6%	140	5%
20 to 24	175	6%	110	4%	150	5%	130	5%
25 to 64	1,820	59%	1,820	61%	1,675	57%	1,565	55%
65 to 84	290	9%	315	11%	455	15%	560	20%
85+	10	0%	15	1%	25	1%	40	1%



Table 110: Mobility, Movers - Number of Non-Movers, Non-Migrants, Migrants, Electoral Area D, 2006-2021

Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Mobility Status	2006	2011	2016	2021
Non-Movers	2,495	2,790	2,570	2,605
Non-Migrants	285	155	235	145
Migrants	275	100	100	95

HOUSEHOLDS

Table 111: Total Number and Average Size of Households, Electoral Area D, 2006-2021

Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area D	2006	2011	2016	2021
Total Number of Households	1,240	1,235	1,235	1,220
Average Household Size	2.5	2.5	2.4	2.3

Table 112: Breakdown of Households by Household Size, Electoral Area D, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Household Size	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
1 person	280	23%	280	23%	300	24%	290	24%
2 people	500	40%	475	38%	510	41%	560	46%
3 people	200	16%	205	17%	185	15%	170	14%
4 people	175	14%	205	17%	170	14%	120	10%
5+ people	90	7%	70	6%	65	5%	85	7%

Table 113: Number and Proportion of Renter and Owner Households, Electoral Area D, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Housing Tenure	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Renter	235	19%	125	10%	195	16%	155	13%
Owner	1,005	81%	1,110	90%	1,035	84%	1,065	87%
Total	1,240		1,235		1,235		1,220	

Table 114: Renter Households in Subsidized Housing, Electoral Area D, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Community	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Electoral Area D	0	0%	0	0%	20	10%	0	0%

HOUSEHOLD INCOME

Table 115: Average and Median Household Income, Electoral Area D, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area D	2006	2011	2016	2021
Average Income	\$78,032	\$91,297	\$84,750	\$98,800
Median Income	\$68,256	\$79,775	\$74,831	\$86,000



Table 116: Households by Income Groups, Electoral Area D, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area D	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	15	1%	15	1%	25	2%	0	0%
\$5,000 to \$9,999	15	1%	0	0%	20	2%	0	0%
\$10,000 to \$14,999	30	2%	10	1%	20	2%	0	0%
\$15,000 to \$19,999	60	5%	55	4%	35	3%	20	2%
\$20,000 to \$24,999	40	3%	15	1%	45	4%	40	3%
\$25,000 to \$29,999	50	4%	15	1%	35	3%	30	3%
\$30,000 to \$34,999	50	4%	65	5%	55	4%	45	4%
\$35,000 to \$39,999	75	6%	40	3%	25	2%	30	3%
\$40,000 to \$44,999	75	6%	40	3%	85	7%	50	4%
\$45,000 to \$49,999	30	2%	40	3%	25	2%	35	3%
\$50,000 to \$59,999	95	8%	85	7%	90	7%	115	9%
\$60,000 to \$69,999	85	7%	130	11%	105	9%	50	4%
\$70,000 to \$79,999	95	8%	95	8%	100	8%	110	9%
\$80,000 to \$89,999	95	8%	65	5%	90	7%	125	10%
\$90,000 to \$99,999	60	5%	175	14%	75	6%	65	5%
\$100,000 to \$124,999	140	11%	140	11%	150	12%	150	12%
\$125,000 to \$149,999	115	9%	120	10%	100	8%	120	10%
\$150,000 to \$199,999	75	6%	55	4%	110	9%	160	13%
\$200,000 and over	20	2%	65	5%	45	4%	60	5%
Total	1,240		1,235		1,235		1,220	

Table 117: Average and Median Renter Household Income, Electoral Area D, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area D	2006	2011	2016	2021
Renter Average Income	\$52,422	\$61,884	\$70,697	\$102,000
Renter Median Income	\$43,678	\$49,623	\$62,837	\$88,000

Table 118: Average and Median Owner Household Income, Electoral Area D, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area D	2006	2011	2016	2021
Owner Average Income	\$84,046	\$94,659	\$87,391	\$98,400
Owner Median Income	\$72,949	\$84,613	\$75,711	\$85,000



Table 119: Number of Renter Households in Specified Income Brackets, Electoral Area D, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area D	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	10	4%	0	0%	0	0%	0	0%
\$5,000 to \$9,999	0	0%	0	0%	0	0%	0	0%
\$10,000 to \$14,999	20	9%	0	0%	0	0%	0	0%
\$15,000 to \$19,999	10	4%	0	0%	0	0%	0	0%
\$20,000 to \$24,999	10	4%	0	0%	10	5%	0	0%
\$25,000 to \$29,999	15	6%	0	0%	10	5%	0	0%
\$30,000 to \$34,999	10	4%	0	0%	0	0%	0	0%
\$35,000 to \$39,999	20	9%	20	16%	0	0%	0	0%
\$40,000 to \$44,999	35	15%	0	0%	35	18%	0	0%
\$45,000 to \$49,999	10	4%	0	0%	0	0%	0	0%
\$50,000 to \$59,999	15	6%	0	0%	10	5%	20	13%
\$60,000 to \$69,999	15	6%	0	0%	30	15%	0	0%
\$70,000 to \$79,999	20	9%	0	0%	10	5%	25	16%
\$80,000 to \$89,999	10	4%	0	0%	30	15%	0	0%
\$90,000 to \$99,999	20	9%	35	28%	20	10%	15	10%
\$100,000 to \$124,999	10	4%	0	0%	10	5%	0	0%
\$125,000 to \$149,999	15	6%	0	0%	10	5%	30	19%
\$150,000 to \$199,999	0	0%	0	0%	0	0%	15	10%
\$200,000 and over	0	0%	0	0%	0	0%	0	0%
Total	235		125		195		155	

Table 120: Number of Owner Households in Specified Income Brackets, Electoral Area D, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area D	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	0	0%	15	1%	20	2%	0	0%
\$5,000 to \$9,999	15	1%	0	0%	20	2%	0	0%
\$10,000 to \$14,999	15	1%	0	0%	20	2%	0	0%
\$15,000 to \$19,999	55	5%	55	5%	30	3%	20	2%
\$20,000 to \$24,999	25	2%	15	1%	30	3%	35	3%
\$25,000 to \$29,999	35	3%	15	1%	30	3%	30	3%
\$30,000 to \$34,999	40	4%	60	5%	50	5%	40	4%
\$35,000 to \$39,999	60	6%	25	2%	25	2%	25	2%
\$40,000 to \$44,999	40	4%	30	3%	45	4%	50	5%
\$45,000 to \$49,999	25	2%	35	3%	25	2%	30	3%
\$50,000 to \$59,999	75	7%	75	7%	85	8%	95	9%
\$60,000 to \$69,999	75	7%	125	11%	75	7%	40	4%
\$70,000 to \$79,999	80	8%	95	9%	90	9%	90	9%
\$80,000 to \$89,999	90	9%	60	5%	65	6%	115	11%
\$90,000 to \$99,999	45	4%	140	13%	60	6%	45	4%
\$100,000 to \$124,999	140	14%	135	12%	135	13%	150	14%
\$125,000 to \$149,999	95	9%	120	11%	90	9%	90	9%
\$150,000 to \$199,999	75	7%	50	5%	105	10%	140	13%
\$200,000 and over	20	2%	60	5%	40	4%	50	5%
Total	1,005		1,110		1,035		1,065	

ECONOMIC SECTORS & LABOUR FORCE

Table 121: Total number of workers, Electoral Area D, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Community	2006	2011	2016	2021
Electoral Area D	1,840	1,885	1,600	1,555



Table 122: Number of workers by industry (North American industry classification system),

Electoral Area D, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Industry	Number of Workers			
	2006	2011	2016	2021
Agriculture, forestry, fishing and hunting	180	230	165	130
Mining, quarrying, and oil and gas extraction	125	245	140	115
Utilities	20	0	15	0
Construction	140	95	180	210
Manufacturing	220	135	210	175
Wholesale trade	110	25	30	25
Retail trade	180	190	220	170
Transportation and warehousing	100	105	60	75
Information and cultural industries	15	0	10	15
Finance and insurance	60	55	55	65
Real estate and rental and leasing	15	20	15	10
Professional, scientific and technical services	60	65	35	45
Management of companies and enterprises	0	0	0	0
Administrative and support, waste management and remediation services	65	55	60	60
Educational services	95	80	75	55
Health care and social assistance	120	180	105	170
Arts, entertainment and recreation	45	15	0	35
Accommodation and food services	95	120	60	20
Other services (except public administration)	120	70	75	80
Public administration	50	105	75	70
Industry - Not Applicable	20	75	10	15
Total	1,840	1,885	1,600	1,555

Table 123: Unemployment rate and Participation rate, Electoral Area D, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Electoral Area D	2006	2011	2016	2021
Unemployment Rate (%)	6.8	13.5	9.7	6.4
Participation Rate (%)	72.3	75.1	65.5	63.9



Table 124: Commuting destination, Electoral Area D, 2021

Source: Statistics Canada, 2021 Census of Population

Electoral Area D	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/ Territory
2021	3,500	420	115	20

HOUSING UNITS

Table 125: Total Housing Units, Electoral Area D, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Units	2021
Total Private Households	1,408
Dwellings Occupied by usual residents	1,223

Table 126: Breakdown of Structural Types, Electoral Area D, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Mix	2021	
	#	%
Single-Detached	1,005	82%
Semi-Detached	30	3%
Row House	0	0%
Apartment or Flat in a Duplex	0	0%
Apartment with fewer than 5 storeys	10	1%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	0	0%
Movable Dwelling	165	14%
Total	1,220	

Table 127: Breakdown by size, Electoral Area D, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Mix	2021
Bachelor Units (0 bedrooms)	0
1 Bedroom Units	65
2 Bedroom Units	310
3 Bedroom Units	495
4+ Bedroom Units	355



Table 128: Number & Percentage Breakdown by Date Built, Electoral Area D, 2021

Source: Statistics Canada, 2021 Census of Population

Date Built	2021	
	#	%
Pre-1960	140	12%
1961-1980	515	42%
1981-1990	215	18%
1991-2000	185	15%
2001-2005	35	3%
2006-2010	60	5%
2011-2016	40	3%
2016-2021	30	3%
Total	1,220	

HOUSEHOLDS IN CORE HOUSING NEEDS

Table 129: Households in Core Housing Need, Electoral Area D, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Core Housing Need	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	75	6%	35	3%	60	5%	40	3%
Renter	15	7%	0	0%	25	13%	0	0%
Owner	55	6%	25	2%	40	4%	35	3%

Table 130: Affordability - Households Spending 30% of Income on Shelter Costs, Electoral Area D, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Affordability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	150	13%	155	14%	120	11%	110	9%
Renter	30	14%	20	17%	35	18%	0	0%
Owner	120	12%	130	13%	90	10%	95	9%

Table 131: Adequacy - Households in Dwellings Requiring Major Repairs, Electoral Area D, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Adequacy	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	135	11%	100	9%	115	10%	95	8%
Renter	30	14%	15	13%	25	13%	0	0%
Owner	105	11%	90	9%	90	10%	85	8%

Table 132: Suitability - Households in Overcrowded Dwellings, Electoral Area D, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Suitability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	290	7%	210	5%	145	3%	195	4%
Renter	220	14%	145	9%	110	7%	145	8%
Owner	75	3%	70	2%	35	1%	45	2%

Table 133: Households in Extreme Core Housing Need, Electoral Area D, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Extreme Core Housing Need	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	40	3%	25	2%	35	3%	15	1%
Renter	10	5%	0	0%	10	5%	0	0%
Owner	30	3%	0	0%	20	2%	15	1%



Electoral Area E

Table 134: Estimated 5-Year Future Demand by Income Group and Household Size, All Households, Electoral Area E

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$20,000	\$20,000 - \$44,999	\$45,000 - \$74,999	\$75,000 - \$109,999	Above \$110,000		
Monthly Affordable Housing Cost	<\$500	\$501 - \$1,125	\$1,126 - \$1,875	\$1,876 - \$2,750	> \$2,750	TOTAL	%
1-person	3	10	6	3	2	24	24%
2-person	1	5	12	8	17	43	44%
3-person	0	0	2	2	8	12	12%
4+person	0	0	1	4	14	19	19%
TOTAL	4	15	21	17	41	98	100%
	4%	15%	21%	17%	42%		

Table 135: Estimated 5-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area E

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$20,000	\$20,000 - \$44,999	\$45,000 - \$74,999	\$75,000 - \$109,999	Above \$110,000		
Monthly Affordable Housing Cost	<\$500	\$501 - \$1,125	\$1,126 - \$1,875	\$1,876 - \$2,750	> \$2,750	TOTAL	%
1-person	3	8	5	3	2	21	23%
2-person	1	4	11	8	17	41	46%
3-person	0	0	1	2	8	11	12%
4+person	0	0	0	3	14	17	19%
TOTAL	4	12	17	16	41	90	100%
	4%	13%	19%	18%	46%		



Table 136: Estimated 5-Year Future Demand by Income Group and Household Size, Renter Households, Electoral Areas E

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$20,000	\$20,000 - \$44,999	\$45,000 - \$74,999	\$75,000 - \$109,999	Above \$110,000	TOTAL	%
Monthly Affordable Housing Cost	<\$500	\$501 - \$1,125	\$1,126 - \$1,875	\$1,876 - \$2,750	> \$2,750		
1-person	0	4	0	0	0	4	50%
2-person	0	1	2	0	0	3	38%
3-person	0	0	1	0	0	1	13%
4+person	0	0	0	0	0	0	0%
TOTAL	0	5	3	0	0	8	100%
	0%	63%	38%	0%	0%		

Table 137: Estimated 5-Year Future Demand by Minimum Bedrooms Required, Electoral Area E

Unit Size	Income Group					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	4	15	17	12	17	65
2-bedroom	0	0	3	0	12	15
3-bedroom	0	0	0	5	8	15
4+bedroom	0	0	1	0	4	5
TOTAL	4	15	21	17	41	98

Table 138: Estimated 5-Year Future Demand Minimum Bedrooms Required, Income Group Distribution, Electoral Area E

Unit Size	Income Group				
	Very Low	Low	Moderate	Average	Above Average
1-bedroom	100%	100%	81.1%	73.3%	40.4%
2-bedroom	0%	0%	14.2%	0.0%	29.8%
3-bedroom	0%	0%	0%	26.7%	20.1%
4+bedroom	0%	0%	4.8%	0%	9.7%
TOTAL	100%	100%	100%	100%	100%



Table 139: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, Electoral Area E

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$20,000	\$20,000 - \$44,999	\$45,000 - \$74,999	\$75,000 - \$109,999	Above \$110,000		
Monthly Affordable Housing Cost	<\$500	\$501 - \$1,125	\$1,126 - \$1,875	\$1,876 - \$2,750	> \$2,750	TOTAL	%
1-person	5	15	10	5	4	39	25%
2-person	1	8	19	14	28	70	45%
3-person	0	0	3	3	13	19	12%
4+person	0	0	1	6	22	29	18%
TOTAL	6	23	33	28	67	157	100%
	4%	15%	21%	18%	43%		

Table 140: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area E

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$20,000	\$20,000 - \$44,999	\$45,000 - \$74,999	\$75,000 - \$109,999	Above \$110,000		
Monthly Affordable Housing Cost	<\$500	\$501 - \$1,125	\$1,126 - \$1,875	\$1,876 - \$2,750	> \$2,750	TOTAL	%
1-person	4	13	9	5	4	35	25%
2-person	1	6	17	13	27	64	46%
3-person	0	0	1	2	13	16	11%
4+person	0	0	0	4	21	25	18%
TOTAL	5	19	27	24	65	140	100%
	4%	14%	19%	17%	46%		

Table 141: Estimated 10-Year Future Demand by Income Group and Household Size, Renter Households, Electoral Areas E

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$20,000	\$20,000 - \$44,999	\$45,000 - \$74,999	\$75,000 - \$109,999	Above \$110,000	TOTAL	%
Monthly Affordable Housing Cost	<\$500	\$501 - \$1,125	\$1,126 - \$1,875	\$1,876 - \$2,750	> \$2,750		
1-person	0	7	0	0	0	7	47%
2-person	0	2	4	0	0	6	40%
3-person	0	0	2	0	0	2	13%
4+person	0	0	0	0	0	0	0%
TOTAL	0	9	6	0	0	15	100%
	0%	60%	40%	0%	0%		

Table 142: Estimated 10-Year Future Demand by Minimum Bedrooms Required, Electoral Area E

Unit Size	Income Group					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	6	23	27	21	28	105
2-bedroom	0	0	5	0	20	25
3bedroom	0	0	0	7	13	20
4+bedroom	0	0	1	0	6	7
TOTAL	6	23	33	28	67	157

Table 143: Estimated 10-Year Future Demand Minimum Bedrooms Required, Income Group Distribution, Electoral Area E

Unit Size	Income Group				
	Very Low	Low	Moderate	Average	Above Average
1-bedroom	100%	100%	83.2%	76.0%	42.1%
2-bedroom	0%	0%	13.8%	0%	28.9%
3bedroom	0%	0%	0%	24.0%	19.5%
4+bedroom	0%	0%	3.0%	0%	9.4%
TOTAL	100%	100%	100%	100%	100%

Table 144: Estimated 20-Year Future Demand by Income Group and Household Size, All Households, Electoral Area E

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$20,000	\$20,000 - \$44,999	\$45,000 - \$74,999	\$75,000 - \$109,999	Above \$110,000	TOTAL	%
Monthly Affordable Housing Cost	<\$500	\$501 - \$1,125	\$1,126 - \$1,875	\$1,876 - \$2,750	> \$2,750		
1-person	6	19	12	6	5	48	25%
2-person	2	9	24	16	33	84	44%
3-person	0	0	4	4	15	23	12%
4+person	0	0	2	8	28	38	20%
TOTAL	8	28	42	34	81	193	100%
	4%	15%	22%	18%	42%		

Table 145: Estimated 20-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area E

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$20,000	\$20,000 - \$44,999	\$45,000 - \$74,999	\$75,000 - \$109,999	Above \$110,000	TOTAL	%
Monthly Affordable Housing Cost	<\$500	\$501 - \$1,125	\$1,126 - \$1,875	\$1,876 - \$2,750	> \$2,750		
1-person	5	15	11	6	5	42	24%
2-person	2	8	21	15	33	79	46%
3-person	0	0	2	3	15	20	12%
4+person	0	0	0	6	26	32	18%
TOTAL	7	23	34	30	79	173	100%
	4%	13%	20%	17%	46%		

Table 146: Estimated 20-Year Future Demand by Income Group and Household Size, Renter Households, Electoral Areas E

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$20,000	\$20,000 - \$44,999	\$45,000 - \$74,999	\$75,000 - \$109,999	Above \$110,000	TOTAL	%
Monthly Affordable Housing Cost	<\$500	\$501 - \$1,125	\$1,126 - \$1,875	\$1,876 - \$2,750	> \$2,750		
1-person	0	8	0	0	0	8	44%
2-person	0	3	4	0	0	7	39%
3-person	0	0	3	0	0	3	17%
4+person	0	0	0	0	0	0	0%
TOTAL	0	11	7	0	0	18	100%
	0%	61%	39%	0%	0%		

Table 147: Estimated 20-Year Future Demand by Minimum Bedrooms Required, Electoral Area E

Unit Size	Income Group					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	8	28	34	25	33	128
2-bedroom	0	0	6	0	24	30
3-bedroom	0	0	0	9	16	25
4+bedroom	0	0	2	0	8	10
TOTAL	8	28	42	34	81	193

Table 148: Estimated 20-Year Future Demand Minimum Bedrooms Required, Income Group Distribution, Electoral Area E

Unit Size	Income Group				
	Very Low	Low	Moderate	Average	Above Average
1-bedroom	100%	100%	81.1%	73.3%	40.4%
2-bedroom	0%	0%	14.2%	0%	29.8%
3-bedroom	0%	0%	0%	26.7%	20.1%
4+bedroom	0%	0%	4.8%	0%	9.7%
TOTAL	100%	100%	100%	100%	100%

POPULATION

Table 149: Total Population and Growth, Electoral Area E, 2006-2021

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 Census of Population, 2006 Census of Population

	2006	2011	2016	2021	Growth 2006-2021	Change 2006- 2021	Annual Percentage Change
Electoral Area E	4,336	4,129	4,064	4,112	-224	-5%	-0.4%

Table 150: Population Growth Rate, Electoral Area E, 2006-2021

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 Census of Population, 2006 Census of Population

Year Range	Percentage Change (%)
2006-2011	-4.7%
2011-2016	-1.5%
2016-2021	1.2%

Table 151: Average and Median Age, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Year	Average Age	Median Age
2006	37.8	41.2
2011	41.3	45.1
2016	42.5	44.8
2021	43.5	46.0

Table 152: Age Group Distribution, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Age Group	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
0 to 14	785	18%	520	13%	680	14%	715	17%
15 to 19	360	8%	280	7%	220	5%	180	4%
20 to 24	245	6%	230	6%	175	4%	170	4%
25 to 64	2,540	59%	2,440	61%	2,265	47%	2,170	53%
65 to 84	390	9%	495	12%	1,400	29%	1,685	20%
85+	20	0%	35	1%	55	1%	55	1%



Table 153: Mobility, Movers - Number of Non-Movers, Non-Migrants, Migrants, Electoral Area E, 2006-2021

Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Mobility Status	2006	2011	2016	2021
Non-Movers	3,600	3,665	3,715	3,700
Non-Migrants	250	210	220	290
Migrants	425	215	105	95

HOUSEHOLDS

Table 154: Total Number and Average Size of Households, Electoral Area E, 2006-2021

Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area E	2006	2011	2016	2021
Total Number of Households	1,665	1,680	1,695	1,720
Average Household Size	2.6	2.5	2.4	2.4

Table 155: Breakdown of Households by Household Size, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Household Size	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
1 person	295	18%	365	22%	365	22%	420	24%
2 people	685	41%	730	43%	780	46%	740	43%
3 people	270	16%	260	15%	240	14%	210	12%
4 people	275	17%	200	12%	190	11%	235	14%
5+ people	135	8%	130	8%	120	7%	115	7%

Table 156: Number and Proportion of Renter and Owner Households, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Housing Tenure	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Renter	225	14%	110	7%	165	10%	170	10%
Owner	1,440	86%	1,570	93%	1,525	90%	1,555	90%
Total	1,665		1,680		1,695		1,720	



Table 157: Renter Households in Subsidized Housing, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Community	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Electoral Area E	0	0%	0	0%	10	6%	20	12%

HOUSEHOLD INCOME

Table 158: Average and Median Household Income, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area E	2006	2011	2016	2021
Average Income	\$82,409	\$79,863	\$91,103	\$103,900
Median Income	\$72,696	\$76,683	\$84,930	\$94,000



Table 159: Households by Income Groups, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area E	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	20	1%	45	3%	20	1%	20	1%
\$5,000 to \$9,999	10	1%	45	3%	20	1%	0	0%
\$10,000 to \$14,999	10	1%	25	1%	15	1%	20	1%
\$15,000 to \$19,999	50	3%	80	5%	45	3%	45	3%
\$20,000 to \$24,999	100	6%	65	4%	75	4%	55	3%
\$25,000 to \$29,999	50	3%	50	3%	75	4%	40	2%
\$30,000 to \$34,999	105	6%	60	4%	40	2%	45	3%
\$35,000 to \$39,999	55	3%	35	2%	50	3%	40	2%
\$40,000 to \$44,999	85	5%	70	4%	40	2%	70	4%
\$45,000 to \$49,999	35	2%	60	4%	45	3%	35	2%
\$50,000 to \$59,999	160	10%	120	7%	130	8%	170	10%
\$60,000 to \$69,999	115	7%	135	8%	115	7%	100	6%
\$70,000 to \$79,999	110	7%	115	7%	120	7%	100	6%
\$80,000 to \$89,999	120	7%	140	8%	125	7%	80	5%
\$90,000 to \$99,999	110	7%	140	8%	115	7%	65	4%
\$100,000 to \$124,999	220	13%	210	12%	255	15%	275	16%
\$125,000 to \$149,999	145	9%	125	7%	200	12%	225	13%
\$150,000 to \$199,999	125	8%	145	9%	160	9%	215	13%
\$200,000 and over	30	2%	25	1%	50	3%	125	7%
Total	1,665		1,685		1,690		1,720	

Table 160: Average and Median Renter Household Income, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area E	2006	2011	2016	2021
Renter Average Income	\$61,172	\$56,313	\$64,364	\$68,000
Renter Median Income	\$57,901	\$42,372	\$60,974	\$57,200

Table 161: Average and Median Owner Household Income, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area E	2006	2011	2016	2021
Owner Average Income	\$85,750	\$81,518	\$93,982	\$107,800
Owner Median Income	\$75,418	\$77,296	\$88,505	\$102,000



Table 162: Number of Renter Households in Specified Income Brackets, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area E	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	10	4%	0	0%	0	0%	0	0%
\$5,000 to \$9,999	10	4%	0	0%	10	6%	0	0%
\$10,000 to \$14,999	0	0%	0	0%	10	6%	0	0%
\$15,000 to \$19,999	0	0%	20	18%	15	9%	0	0%
\$20,000 to \$24,999	40	17%	0	0%	20	12%	0	0%
\$25,000 to \$29,999	10	4%	0	0%	10	6%	15	9%
\$30,000 to \$34,999	0	0%	0	0%	0	0%	15	9%
\$35,000 to \$39,999	15	7%	0	0%	10	6%	0	0%
\$40,000 to \$44,999	0	0%	25	23%	0	0%	0	0%
\$45,000 to \$49,999	10	4%	0	0%	0	0%	0	0%
\$50,000 to \$59,999	35	15%	0	0%	20	12%	25	15%
\$60,000 to \$69,999	0	0%	0	0%	20	12%	0	0%
\$70,000 to \$79,999	25	11%	0	0%	15	9%	0	0%
\$80,000 to \$89,999	0	0%	0	0%	15	9%	0	0%
\$90,000 to \$99,999	10	4%	0	0%	0	0%	10	6%
\$100,000 to \$124,999	20	9%	0	0%	20	12%	20	12%
\$125,000 to \$149,999	15	7%	0	0%	10	6%	0	0%
\$150,000 to \$199,999	0	0%	0	0%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	0	0%	0	0%
Total	230		110		165		170	

Table 163: Number of Owner Households in Specified Income Brackets, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area E	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	10	1%	35	2%	20	1%	15	1%
\$5,000 to \$9,999	10	1%	0	0%	15	1%	0	0%
\$10,000 to \$14,999	10	1%	25	2%	10	1%	20	1%
\$15,000 to \$19,999	50	3%	65	4%	30	2%	45	3%
\$20,000 to \$24,999	60	4%	55	4%	55	4%	45	3%
\$25,000 to \$29,999	45	3%	45	3%	65	4%	25	2%
\$30,000 to \$34,999	100	7%	60	4%	40	3%	30	2%
\$35,000 to \$39,999	40	3%	35	2%	45	3%	30	2%
\$40,000 to \$44,999	80	6%	50	3%	45	3%	60	4%
\$45,000 to \$49,999	25	2%	65	4%	45	3%	30	2%
\$50,000 to \$59,999	120	8%	105	7%	110	7%	145	9%
\$60,000 to \$69,999	105	7%	125	8%	95	6%	95	6%
\$70,000 to \$79,999	80	6%	105	7%	105	7%	90	6%
\$80,000 to \$89,999	110	8%	140	9%	110	7%	70	5%
\$90,000 to \$99,999	105	7%	145	9%	120	8%	50	3%
\$100,000 to \$124,999	200	14%	205	13%	235	15%	260	17%
\$125,000 to \$149,999	130	9%	120	8%	195	13%	215	14%
\$150,000 to \$199,999	125	9%	145	9%	155	10%	205	13%
\$200,000 and over	30	2%	25	2%	50	3%	125	8%
Total	1,440		1,570		1,530		1,555	

ECONOMIC SECTORS & LABOUR FORCE

Table 164: Total number of workers, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Community	2006	2011	2016	2021
Electoral Area E	2,505	2,425	2,270	2,100



Table 165: Number of workers by industry (North American industry classification system), Electoral Area E, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Industry	Number of Workers			
	2006	2011	2016	2021
Agriculture, forestry, fishing and hunting	285	235	275	235
Mining, quarrying, and oil and gas extraction	35	85	95	105
Utilities	0	10	25	20
Construction	195	195	185	260
Manufacturing	310	275	160	185
Wholesale trade	115	105	80	45
Retail trade	250	330	335	235
Transportation and warehousing	145	90	140	90
Information and cultural industries	25	0	20	15
Finance and insurance	45	50	30	35
Real estate and rental and leasing	25	35	45	10
Professional, scientific and technical services	120	100	75	70
Management of companies and enterprises	0	0	0	0
Administrative and support, waste management and remediation services	90	65	60	75
Educational services	165	160	150	155
Health care and social assistance	245	200	195	250
Arts, entertainment and recreation	40	40	35	30
Accommodation and food services	130	170	95	75
Other services (except public administration)	180	105	140	90
Public administration	105	105	120	110
Industry - Not Applicable	15	55	10	25
Total	2,505	2,425	2,270	2,100

Table 166: Unemployment rate and Participation rate, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Electoral Area E	2006	2011	2016	2021
Unemployment Rate (%)	6.6	10.9	8.4	7.4
Participation Rate (%)	70.6	69.7	66.8	61.9



Table 167: Commuting destination, Electoral Area E, 2021

Source: Statistics Canada, 2021 Census of Population

Electoral Area E	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/ Territory
2021	85	1,250	50	0

HOUSING UNITS

Table 168: Total Housing Units, Electoral Area E, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Units	2021
Total Private Households	1,867
Dwellings Occupied by usual residents	1,723

Table 169: Breakdown of Structural Types, Electoral Area E, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Mix	2021	
	#	%
Single-Detached	1,285	75%
Semi-Detached	0	0%
Row House	0	0%
Apartment or Flat in a Duplex	45	3%
Apartment with fewer than 5 storeys	0	0%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	0	0%
Movable Dwelling	390	23%
Total	1,720	

Table 170: Breakdown by size, Electoral Area E, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Mix	2021
Bachelor Units (0 bedrooms)	0
1 Bedroom Units	70
2 Bedroom Units	395
3 Bedroom Units	565
4+ Bedroom Units	695



Table 171: Number & Percentage Breakdown by Date Built, Electoral Area E, 2021

Source: Statistics Canada, 2021 Census of Population

Date Built	2021	
	#	%
Pre-1960	125	7%
1961-1980	885	52%
1981-1990	270	16%
1991-2000	210	12%
2001-2005	65	4%
2006-2010	60	4%
2011-2016	45	3%
2016-2021	75	4%
Total	1,720	

HOUSEHOLDS IN CORE HOUSING NEEDS

Table 172: Households in Core Housing Need, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Core Housing Need	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	75	5%	80	5%	55	3%	55	3%
Renter	30	14%	15	18%	25	16%	20	12%
Owner	45	3%	70	5%	30	2%	30	2%

Table 173: Affordability - Households Spending 30% of Income on Shelter Costs, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Affordability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	180	11%	175	11%	105	6%	125	7%
Renter	35	16%	0	0%	30	19%	35	21%
Owner	140	10%	160	11%	75	5%	90	6%

Table 174: Adequacy - Households in Dwellings Requiring Major Repairs, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Adequacy	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	180	11%	155	10%	130	8%	165	10%
Renter	55	25%	20	24%	15	9%	35	21%
Owner	125	9%	130	9%	115	8%	130	8%

Table 175: Suitability - Households in Overcrowded Dwellings, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Suitability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	70	4%	55	4%	40	2%	40	2%
Renter	10	5%	0	0%	15	9%	15	9%
Owner	65	5%	40	3%	30	2%	25	2%

Table 176: Households in Extreme Core Housing Need, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Extreme Core Housing Need	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	25	2%	25	2%	30	2%	20	1%
Renter	10	5%	0	0%	15	9%	0	0%
Owner	15	1%	0	0%	15	1%	0	0%



Electoral Area F

Table 177: Estimated 5-Year Future Demand by Income Group and Household Size, All Households, Electoral Area F

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$64,999	\$65,000 - \$94,999	Above \$95,000	TOTAL	%
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,625	\$1,626 - \$2,375	> \$2,375		
1-person	3	15	6	4	3	31	26%
2-person	2	6	14	13	21	56	48%
3-person	0	0	1	2	9	12	10%
4+person	0	0	0	3	15	18	15%
TOTAL	5	21	21	22	48	117	100%
	4%	18%	18%	19%	41%		

Table 178: Estimated 5-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area F

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$64,999	\$65,000 - \$94,999	Above \$95,000	TOTAL	%
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,625	\$1,626 - \$2,375	> \$2,375		
1-person	3	12	5	3	2	25	24%
2-person	1	5	13	12	20	51	50%
3-person	0	0	0	2	8	10	10%
4+person	0	0	0	3	14	17	17%
TOTAL	4	17	18	20	44	103	100%
	4%	17%	17%	19%	43%		



Table 179: Estimated 5-Year Future Demand by Income Group and Household Size, Renter Households, Electoral Areas F

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$64,999	\$65,000 - \$94,999	Above \$95,000	TOTAL	%
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,625	\$1,626 - \$2,375	> \$2,375		
1-person	0	6	2	0	0	8	67%
2-person	0	0	0	4	0	4	33%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	6	2	4	0	12	100%
	0%	50%	17%	33%	0%		

Table 180: Estimated 5-Year Future Demand by Minimum Bedrooms Required, Electoral Area F

Unit Size	Income Group					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	5	21	21	16	21	84
2-bedroom	0	0	0	3	14	17
3-bedroom	0	0	0	3	7	10
4+bedroom	0	0	0	0	6	6
TOTAL	5	21	21	22	48	117

Table 181: Estimated 5-Year Future Demand Minimum Bedrooms Required, Income Group Distribution, Electoral Area F

Unit Size	Income Group				
	Very Low	Low	Moderate	Average	Above Average
1-bedroom	100%	100%	100%	72.9%	44.4%
2-bedroom	0%	0%	0%	13.4%	27.8%
3-bedroom	0%	0%	0%	13.6%	14.9%
4+bedroom	0%	0%	0%	0%	12.9%
TOTAL	100%	100%	100%	100%	100%

Table 182: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, Electoral Area F

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$64,999	\$65,000 - \$94,999	Above \$95,000	TOTAL	%
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,625	\$1,626 - \$2,375	> \$2,375		
1-person	4	23	10	6	4	47	26%
2-person	2	9	22	21	33	87	48%
3-person	0	0	2	4	14	20	11%
4+person	0	0	0	4	23	27	15%
TOTAL	6	32	34	35	74	181	100%
	3%	18%	19%	19%	41%		

Table 183: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area F

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$64,999	\$65,000 - \$94,999	Above \$95,000	TOTAL	%
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,625	\$1,626 - \$2,375	> \$2,375		
1-person	4	19	8	5	3	39	24%
2-person	2	8	20	19	31	80	50%
3-person	0	0	0	3	13	16	10%
4+person	0	0	0	4	21	25	16%
TOTAL	6	27	28	31	68	160	100%
	4%	17%	18%	19%	43%		

Table 184: Estimated 10-Year Future Demand by Income Group and Household Size, Renter Households, Electoral Areas F

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$64,999	\$65,000 - \$94,999	Above \$95,000	TOTAL	%
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,625	\$1,626 - \$2,375	> \$2,375		
1-person	0	9	4	0	0	13	68%
2-person	0	0	0	6	0	6	32%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	9	4	6	0	19	100%
	0%	47%	21%	32%	0%		

Table 185: Estimated 10-Year Future Demand by Minimum Bedrooms Required, Electoral Area F

Unit Size	Income Group					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	6	32	34	25	33	130
2-bedroom	0	0	0	6	20	26
3-bedroom	0	0	0	4	11	15
4+bedroom	0	0	0	0	10	10
TOTAL	6	32	34	35	74	181

Table 186: Estimated 10-Year Future Demand Minimum Bedrooms Required, Income Group Distribution, Electoral Area F

Unit Size	Income Group				
	Very Low	Low	Moderate	Average	Above Average
1-bedroom	100%	100%	100%	72.8%	44.6%
2-bedroom	0%	0%	0%	15.8%	27.7%
3-bedroom	0%	0%	0%	11.4%	14.9%
4+bedroom	0%	0%	0%	0%	12.8%
TOTAL	100%	100%	100%	100%	100%

Table 187: Estimated 20-Year Future Demand by Income Group and Household Size, All Households, Electoral Area F

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$64,999	\$65,000 - \$94,999	Above \$95,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,625	\$1,626 - \$2,375	> \$2,375	TOTAL	%
1-person	5	28	12	7	5	57	26%
2-person	3	11	27	26	41	108	48%
3-person	0	0	2	5	17	24	11%
4+person	0	0	0	5	29	34	15%
TOTAL	8	39	41	43	92	223	100%
	4%	17%	18%	19%	41%		

Table 188: Estimated 20-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area F

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$64,999	\$65,000 - \$94,999	Above \$95,000		
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,625	\$1,626 - \$2,375	> \$2,375	TOTAL	%
1-person	5	24	10	6	4	49	25%
2-person	2	10	24	24	38	98	49%
3-person	0	0	0	4	16	20	10%
4+person	0	0	0	5	26	31	16%
TOTAL	7	34	34	39	84	198	100%
	4%	17%	17%	20%	42%		

Table 189: Estimated 20-Year Future Demand by Income Group and Household Size, Renter Households, Electoral Areas F

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000 - \$39,999	\$40,000 - \$64,999	\$65,000 - \$94,999	Above \$95,000	TOTAL	%
Monthly Affordable Housing Cost	<\$375	\$376 - \$1,000	\$1,001 - \$1,625	\$1,626 - \$2,375	> \$2,375		
1-person	0	11	4	0	0	15	68%
2-person	0	0	0	7	0	7	32%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	11	4	7	0	22	100%
	0%	50%	18%	32%	0%		

Table 190: Estimated 20-Year Future Demand by Minimum Bedrooms Required, Electoral Area F

Unit Size	Income Group					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	8	39	41	31	41	160
2-bedroom	0	0	0	7	25	32
3-bedroom	0	0	0	5	14	19
4+bedroom	0	0	0	0	12	12
TOTAL	8	39	41	43	92	193

Table 191: Estimated 20-Year Future Demand Minimum Bedrooms Required, Income Group Distribution, Electoral Area E

Unit Size	Income Group				
	Very Low	Low	Moderate	Average	Above Average
1-bedroom	100%	100%	100%	72.3%	44.2%
2-bedroom	0%	0%	0%	16.1%	27.9%
3-bedroom	0%	0%	0%	11.6%	15.0%
4+bedroom	0%	0%	0%	0%	12.9%
TOTAL	100%	100%	100%	100%	100%

POPULATION

Table 192: Total Population and Growth, Electoral Area F, 2006-2021

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 Census of Population, 2006 Census of Population

	2006	2011	2016	2021	Growth 2006-2021	Change 2006- 2021	Annual Percentage Change
Electoral Area F	4,384	4,564	4,554	4,792	408	9%	0.6%

Table 193: Population Growth Rate, Electoral Area F, 2006-2021

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 Census of Population, 2006 Census of Population

Year Range	Percentage Change (%)
2006-2011	4.1%
2011-2016	-0.2%
2016-2021	5.2%

Table 194: Average and Median Age, Electoral Area F, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Year	Average Age	Median Age
2006	40.1	44.5
2011	43.2	47.4
2016	45.1	50.6
2021	45.2	50.0

Table 195: Age Group Distribution, Electoral Area F, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Age Group	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
0 to 14	760	17%	710	15%	700	15%	795	17%
15 to 19	325	7%	295	6%	270	6%	230	5%
20 to 24	160	4%	170	4%	150	3%	130	3%
25 to 64	2,625	60%	2,695	58%	2,580	56%	2,480	52%
65 to 84	475	11%	675	15%	855	19%	1,100	23%
85+	30	1%	65	1%	45	1%	55	1%



Table 196: Mobility, Movers - Number of Non-Movers, Non-Migrants, Migrants, Electoral Area F, 2006-2021

Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Mobility Status	2006	2011	2016	2021
Non-Movers	3,905	4,220	4,085	4,275
Non-Migrants	120	165	155	180
Migrants	330	140	230	235

HOUSEHOLDS

Table 197: Total Number and Average Size of Households, Electoral Area F, 2006-2021

Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area F	2006	2011	2016	2021
Total Number of Households	1,740	1,900	1,940	2,035
Average Household Size	2.5	2.4	2.3	2.4

Table 198: Breakdown of Households by Household Size, Electoral Area F, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Household Size	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
1 person	325	19%	430	23%	465	24%	515	25%
2 people	775	45%	835	44%	925	48%	930	46%
3 people	250	14%	260	14%	205	11%	230	11%
4 people	250	14%	260	14%	240	12%	205	10%
5+ people	135	8%	110	6%	110	6%	155	8%

Table 199: Number and Proportion of Renter and Owner Households, Electoral Area F, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Housing Tenure	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Renter	225	13%	155	8%	200	10%	195	10%
Owner	1,515	87%	1,740	92%	1,740	90%	1,845	91%
Total	1,740		1,900		1,940		2,035	



Table 200: Renter Households in Subsidized Housing, Electoral Area F, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Community	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Electoral Area F	0	0%	0	0%	10	5%	0	0%

HOUSEHOLD INCOME

Table 201: Average and Median Household Income, Electoral Area E, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area F	2006	2011	2016	2021
Average Income	\$79,913	\$76,801	\$82,314	\$93,300
Median Income	\$59,090	\$65,620	\$73,513	\$79,500

Table 202: Households by Income Groups, Electoral Area F, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area F	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	40	2%	25	1%	40	2%	40	2%
\$5,000 to \$9,999	20	1%	0	0%	20	1%	20	1%
\$10,000 to \$14,999	45	3%	0	0%	35	2%	15	1%
\$15,000 to \$19,999	80	5%	55	3%	80	4%	75	4%
\$20,000 to \$24,999	45	3%	55	3%	70	4%	95	5%
\$25,000 to \$29,999	65	4%	100	5%	80	4%	55	3%
\$30,000 to \$34,999	140	8%	100	5%	90	5%	60	3%
\$35,000 to \$39,999	100	6%	145	8%	80	4%	70	3%
\$40,000 to \$44,999	90	5%	30	2%	100	5%	100	5%
\$45,000 to \$49,999	65	4%	90	5%	75	4%	85	4%
\$50,000 to \$59,999	185	11%	185	10%	165	8%	145	7%
\$60,000 to \$69,999	85	5%	145	8%	105	5%	155	8%
\$70,000 to \$79,999	155	9%	145	8%	130	7%	105	5%
\$80,000 to \$89,999	120	7%	160	8%	130	7%	115	6%
\$90,000 to \$99,999	130	7%	75	4%	85	4%	130	6%
\$100,000 to \$124,999	195	11%	220	12%	270	14%	235	12%
\$125,000 to \$149,999	90	5%	90	5%	170	9%	185	9%
\$150,000 to \$199,999	40	2%	145	8%	130	7%	220	11%
\$200,000 and over	55	3%	50	3%	75	4%	125	6%
Total	1,740		1,900		1,945		2,035	



Table 203: Average and Median Renter Household Income, Electoral Area F, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area F	2006	2011	2016	2021
Renter Average Income	\$44,684	\$55,632	\$64,424	\$68,500
Renter Median Income	\$36,294	\$45,455	\$47,085	\$62,400

Table 204: Average and Median Owner Household Income, Electoral Area F, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area F	2006	2011	2016	2021
Owner Average Income	\$85,118	\$78,733	\$84,390	\$95,900
Owner Median Income	\$66,766	\$68,521	\$76,667	\$83,000

Table 205: Number of Renter Households in Specified Income Brackets, Electoral Area F, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area F	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	20	9%	0	0%	0	0%	0	0%
\$5,000 to \$9,999	10	4%	0	0%	15	8%	0	0%
\$10,000 to \$14,999	10	4%	0	0%	0	0%	0	0%
\$15,000 to \$19,999	30	13%	0	0%	15	8%	0	0%
\$20,000 to \$24,999	20	9%	0	0%	15	8%	25	13%
\$25,000 to \$29,999	10	4%	0	0%	20	10%	0	0%
\$30,000 to \$34,999	10	4%	20	13%	15	8%	0	0%
\$35,000 to \$39,999	20	9%	0	0%	10	5%	0	0%
\$40,000 to \$44,999	15	7%	0	0%	10	5%	0	0%
\$45,000 to \$49,999	15	7%	0	0%	20	10%	0	0%
\$50,000 to \$59,999	20	9%	25	16%	15	8%	15	8%
\$60,000 to \$69,999	0	0%	0	0%	10	5%	25	13%
\$70,000 to \$79,999	15	7%	0	0%	10	5%	0	0%
\$80,000 to \$89,999	20	9%	0	0%	10	5%	0	0%
\$90,000 to \$99,999	10	4%	0	0%	0	0%	0	0%
\$100,000 to \$124,999	10	4%	25	16%	15	8%	25	13%
\$125,000 to \$149,999	0	0%	0	0%	15	8%	0	0%
\$150,000 to \$199,999	0	0%	0	0%	10	5%	0	0%
\$200,000 and over	0	0%	0	0%	10	5%	0	0%
Total	225		155		200		195	



Table 206: Number of Owner Households in Specified Income Brackets, Electoral Area F, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area F	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	25	2%	20	1%	40	2%	40	2%
\$5,000 to \$9,999	15	1%	0	0%	0	0%	0	0%
\$10,000 to \$14,999	40	3%	0	0%	35	2%	15	1%
\$15,000 to \$19,999	50	3%	45	3%	65	4%	70	4%
\$20,000 to \$24,999	25	2%	40	2%	50	3%	75	4%
\$25,000 to \$29,999	55	4%	90	5%	65	4%	50	3%
\$30,000 to \$34,999	130	9%	80	5%	80	5%	55	3%
\$35,000 to \$39,999	75	5%	130	7%	80	5%	60	3%
\$40,000 to \$44,999	75	5%	30	2%	95	5%	90	5%
\$45,000 to \$49,999	50	3%	85	5%	60	3%	80	4%
\$50,000 to \$59,999	165	11%	160	9%	150	9%	130	7%
\$60,000 to \$69,999	85	6%	130	7%	100	6%	130	7%
\$70,000 to \$79,999	145	10%	135	8%	125	7%	100	5%
\$80,000 to \$89,999	95	6%	160	9%	120	7%	105	6%
\$90,000 to \$99,999	120	8%	65	4%	80	5%	120	7%
\$100,000 to \$124,999	190	13%	190	11%	255	15%	210	11%
\$125,000 to \$149,999	85	6%	90	5%	160	9%	175	10%
\$150,000 to \$199,999	35	2%	145	8%	115	7%	215	12%
\$200,000 and over	55	4%	50	3%	70	4%	120	7%
Total	1,515		1,745		1,745		1,845	

ECONOMIC SECTORS & LABOUR FORCE

Table 207: Total number of workers, Electoral Area F, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Community	2006	2011	2016	2021
Electoral Area F	2,545	2,465	2,435	2,300

Table 208: Number of workers by industry (North American industry classification system), Electoral Area F, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Industry	Number of Workers			
	2006	2011	2016	2021
Agriculture, forestry, fishing and hunting	600	390	385	330
Mining, quarrying, and oil and gas extraction	170	180	195	150
Utilities	0	25	10	10
Construction	210	185	235	280
Manufacturing	175	145	145	180
Wholesale trade	120	85	60	70
Retail trade	160	190	270	245
Transportation and warehousing	135	200	110	85
Information and cultural industries	10	0	30	45
Finance and insurance	55	60	55	20
Real estate and rental and leasing	10	35	40	50
Professional, scientific and technical services	90	50	95	110
Management of companies and enterprises	0	0	0	0
Administrative and support, waste management and remediation services	95	80	55	70
Educational services	140	200	165	150
Health care and social assistance	155	160	240	200
Arts, entertainment and recreation	15	60	20	20
Accommodation and food services	150	120	130	55
Other services (except public administration)	110	140	80	105
Public administration	105	135	100	115
Industry - Not Applicable	40	0	15	30
Total	2,545	2,465	2,435	2,300

Table 209: Unemployment rate and Participation rate, Electoral Area F, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Electoral Area F	2006	2011	2016	2021
Unemployment Rate (%)	9.6	7.9	7.8	8.5
Participation Rate (%)	71.0	64.1	63.4	57.9



Table 210: Commuting destination, Electoral Area F, 2021

Source: Statistics Canada, 2021 Census of Population

Electoral Area F	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/ Territory
2021	120	1,120	60	25

HOUSING UNITS

Table 211: Total Housing Units, Electoral Area F, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Units	2021
Total Private Households	252
Dwellings Occupied by usual residents	205

Table 212: Breakdown of Structural Types, Electoral Area F, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Mix	2021	
	#	%
Single-Detached	1,820	89%
Semi-Detached	0	0%
Row House	0	0%
Apartment or Flat in a Duplex	20	1%
Apartment with fewer than 5 storeys	0	0%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	0	0%
Movable Dwelling	180	9%
Total	2,035	

Table 213: Breakdown by size, Electoral Area F, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Mix	2021
Bachelor Units (0 bedrooms)	20
1 Bedroom Units	200
2 Bedroom Units	435
3 Bedroom Units	745
4+ Bedroom Units	630



Table 214: Number & Percentage Breakdown by Date Built, Electoral Area F, 2021

Source: Statistics Canada, 2021 Census of Population

Date Built	2021	
	#	%
Pre-1960	135	7%
1961-1980	555	27%
1981-1990	370	18%
1991-2000	495	24%
2001-2005	125	6%
2006-2010	140	7%
2011-2016	80	4%
2016-2021	130	6%
Total	2,035	

HOUSEHOLDS IN CORE HOUSING NEEDS

Table 215: Households in Core Housing Need, Electoral Area F, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Core Housing Need	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	220	14%	280	17%	220	13%	230	11%
Renter	50	26%	40	27%	55	29%	40	21%
Owner	170	13%	240	16%	165	11%	190	10%

Table 216: Affordability - Households Spending 30% of Income on Shelter Costs, Electoral Area F, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Affordability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	180	12%	210	13%	175	10%	215	11%
Renter	40	20%	25	17%	40	21%	30	15%
Owner	140	10%	185	12%	135	9%	185	10%

Table 217: Adequacy - Households in Dwellings Requiring Major Repairs, Electoral Area F, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Adequacy	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	190	12%	220	13%	190	11%	155	8%
Renter	35	18%	40	27%	20	11%	35	18%
Owner	150	11%	175	11%	170	11%	125	7%

Table 218: Suitability - Households in Overcrowded Dwellings, Electoral Area F, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Suitability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	85	6%	20	1%	25	1%	55	3%
Renter	15	8%	0	0%	15	8%	0	0%
Owner	70	5%	15	1%	15	1%	55	3%

Table 219: Households in Extreme Core Housing Need, Electoral Area F, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Extreme Core Housing Need	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	30	2%	75	4%	60	3%	55	3%
Renter	10	5%	0	0%	20	11%	0	0%
Owner	15	1%	65	4%	40	3%	55	3%



Electoral Area J

Table 220: Estimated 5-Year Future Demand by Income Group and Household Size, All Households, Electoral Area J

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$39,999	\$40,000 - \$59,999	Above \$60,000	TOTAL	%
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,000	\$1,001 - \$1,500	> \$1,500		
1-person	0	2	2	0	2	6	38%
2-person	0	1	0	4	4	9	56%
3-person	0	0	0	0	1	1	6%
4+person	0	0	0	0	0	0	0%
TOTAL	0	3	2	4	7	16	100%
	0%	19%	13%	25%	44%		

Table 221: Estimated 5-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area J

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$39,999	\$40,000 - \$59,999	Above \$60,000	TOTAL	%
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,000	\$1,001 - \$1,500	> \$1,500		
1-person	0	0	2	0	0	2	18%
2-person	0	2	0	3	4	9	82%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	2	2	3	4	11	100%
	0%	18%	18%	27%	36%		



Table 222: Estimated 5-Year Future Demand by Income Group and Household Size, Renter Households, Electoral Areas J

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$39,999	\$40,000 - \$59,999	Above \$60,000		
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,000	\$1,001 - \$1,500	> \$1,500	TOTAL	%
1-person	0	0	0	0	0	0	0%
2-person	0	0	0	5	0	5	100%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	0	0	5	0	5	100%
	0%	0%	0%	100%	0%		

Table 223: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, Electoral Area J

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$39,999	\$40,000 - \$59,999	Above \$60,000		
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,000	\$1,001 - \$1,500	> \$1,500	TOTAL	%
1-person	0	3	3	0	3	9	35%
2-person	0	2	0	7	6	15	58%
3-person	0	0	0	0	2	2	8%
4+person	0	0	0	0	0	0	0%
TOTAL	0	5	3	7	11	26	100%
	0%	19%	12%	27%	42%		



Table 224: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area J

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$39,999	\$40,000 - \$59,999	Above \$60,000	TOTAL	%
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,000	\$1,001 - \$1,500	> \$1,500		
1-person	0	0	4	0	0	4	22%
2-person	0	3	0	4	7	14	78%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	3	4	4	7	18	100%
	0%	17%	22%	22%	39%		

Table 225: Estimated 10-Year Future Demand by Income Group and Household Size, Renter Households, Electoral Areas J

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$39,999	\$40,000 - \$59,999	Above \$60,000	TOTAL	%
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,000	\$1,001 - \$1,500	> \$1,500		
1-person	0	0	0	0	0	0	0%
2-person	0	0	0	9	0	9	100%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	0	0	9	0	9	100%
	0%	0%	0%	100%	0%		

Table 226: Estimated 20-Year Future Demand by Income Group and Household Size, All Households, Electoral Area J

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$39,999	\$40,000 - \$59,999	Above \$60,000		
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,000	\$1,001 - \$1,500	> \$1,500	TOTAL	%
1-person	0	4	4	0	3	11	34%
2-person	0	3	0	8	7	18	56%
3-person	0	0	0	0	3	3	9%
4+person	0	0	0	0	0	0	0%
TOTAL	0	7	4	8	13	32	100%
	0%	22%	13%	25%	41%		

Table 227: Estimated 20-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area J

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$39,999	\$40,000 - \$59,999	Above \$60,000		
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,000	\$1,001 - \$1,500	> \$1,500	TOTAL	%
1-person	0	0	4	0	0	4	20%
2-person	0	3	0	5	8	16	80%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	3	4	5	8	20	100%
	0%	15%	20%	25%	40%		



Table 228: Estimated 20-Year Future Demand by Income Group and Household Size, Renter Households, Electoral Areas J

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$39,999	\$40,000 - \$59,999	Above \$60,000		
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,000	\$1,001 - \$1,500	> \$1,500	TOTAL	%
1-person	0	0	0	0	0	0	0%
2-person	0	0	0	11	0	11	100%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	0	0	11	0	11	100%
	0%	0%	0%	100%	0%		

POPULATION

Table 229: Total Population and Growth, Electoral Area J, 2006-2021

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 Census of Population, 2006 Census of Population

	2006	2011	2016	2021	Growth 2006-2021	Change 2006-2021	Annual Percentage Change
Electoral Area J	808	600	642	616	-192	-24%	-1.8%

Table 230: Population Growth Rate, Electoral Area J, 2006-2021

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 Census of Population, 2006 Census of Population

Year Range	Percentage Change (%)
2006-2011	-25.7%
2011-2016	7.0%
2016-2021	-4.0%



Table 231: Average and Median Age, Electoral Area J, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Year	Average Age	Median Age
2006	41.2	45.5
2011	45.5	49.8
2016	55.5	61.7
2021	52.9	58.8

Table 232: Age Group Distribution, Electoral Area J, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Age Group	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
0 to 14	130	16%	55	9%	65	10%	65	11%
15 to 19	50	6%	30	5%	25	4%	10	2%
20 to 24	30	4%	25	4%	15	2%	10	2%
25 to 64	490	61%	350	58%	335	52%	290	47%
65 to 84	95	12%	135	22%	190	30%	220	35%
85+	5	1%	10	2%	10	2%	20	3%

Table 233: Mobility, Movers - Number of Non-Movers, Non-Migrants, Migrants, Electoral Area J, 2006-2021

Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Mobility Status	2006	2011	2016	2021
Non-Movers	660	485	550	545
Non-Migrants	50	0	25	0
Migrants	60	85	20	55

HOUSEHOLDS

Table 234: Total Number and Average Size of Households, Electoral Area J, 2006-2021

Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area J	2006	2011	2016	2021
Total Number of Households	340	295	330	305
Average Household Size	2.3	2.0	1.8	1.9

Table 235: Breakdown of Households by Household Size, Electoral Area J, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Household Size	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
1 person	100	29%	115	39%	110	33%	105	34%
2 people	145	43%	135	46%	185	56%	150	49%
3 people	45	13%	0	0%	20	6%	25	8%
4 people	25	7%	0	0%	10	3%	30	10%
5+ people	25	7%	0	0%	0	0%	0	0%

Table 236: Number and Proportion of Renter and Owner Households, Electoral Area J, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Housing Tenure	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Renter	95	28%	65	22%	55	17%	90	30%
Owner	245	72%	230	78%	270	82%	210	69%
Total	340		295		330		305	

Table 237: Renter Households in Subsidized Housing, Electoral Area J, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Community	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Electoral Area J	0	0%	0	0%	0	0%	0	0%

HOUSEHOLD INCOME

Table 238: Average and Median Household Income, Electoral Area J, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area J	2006	2011	2016	2021
Average Income	\$58,259	\$38,371	\$72,131	\$82,000
Median Income	\$41,856	\$32,088	\$46,648	\$50,000

Table 239: Households by Income Groups, Electoral Area J, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area J	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	15	4%	40	13%	10	3%	0	0%
\$5,000 to \$9,999	10	3%	0	0%	10	3%	0	0%
\$10,000 to \$14,999	20	6%	0	0%	10	3%	25	8%
\$15,000 to \$19,999	35	10%	35	12%	30	9%	0	0%
\$20,000 to \$24,999	25	7%	25	8%	25	8%	20	7%
\$25,000 to \$29,999	25	7%	15	5%	15	5%	25	8%
\$30,000 to \$34,999	25	7%	50	17%	35	11%	0	0%
\$35,000 to \$39,999	15	4%	15	5%	20	6%	0	0%
\$40,000 to \$44,999	15	4%	15	5%	15	5%	0	0%
\$45,000 to \$49,999	10	3%	0	0%	15	5%	30	10%
\$50,000 to \$59,999	15	4%	20	7%	20	6%	40	13%
\$60,000 to \$69,999	15	4%	0	0%	15	5%	0	0%
\$70,000 to \$79,999	25	7%	0	0%	25	8%	15	5%
\$80,000 to \$89,999	15	4%	0	0%	25	8%	10	3%
\$90,000 to \$99,999	15	4%	0	0%	15	5%	15	5%
\$100,000 to \$124,999	30	9%	0	0%	25	8%	25	8%
\$125,000 to \$149,999	10	3%	0	0%	10	3%	0	0%
\$150,000 to \$199,999	10	3%	0	0%	0	0%	10	3%
\$200,000 and over	0	0%	0	0%	10	3%	0	0%
Total	345		300		330		305	

Table 240: Average and Median Renter Household Income, Electoral Area J, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area J	2006	2011	2016	2021
Renter Average Income	\$54,934	\$37,979	\$65,675	\$64,000
Renter Median Income	\$37,376	\$33,564	\$64,840	\$47,200

Table 241: Average and Median Owner Household Income, Electoral Area J, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area J	2006	2011	2016	2021
Owner Average Income	\$59,069	\$38,485	\$73,515	\$90,000
Owner Median Income	\$43,008	\$32,056	\$43,707	\$50,400



Table 242: Number of Renter Households in Specified Income Brackets, Electoral Area J, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area J	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	10	11%	0	0%	0	0%	0	0%
\$5,000 to \$9,999	10	11%	0	0%	10	17%	0	0%
\$10,000 to \$14,999	10	11%	0	0%	10	17%	0	0%
\$15,000 to \$19,999	10	11%	0	0%	0	0%	0	0%
\$20,000 to \$24,999	0	0%	0	0%	0	0%	0	0%
\$25,000 to \$29,999	10	11%	0	0%	0	0%	0	0%
\$30,000 to \$34,999	0	0%	0	0%	0	0%	0	0%
\$35,000 to \$39,999	0	0%	0	0%	10	17%	0	0%
\$40,000 to \$44,999	0	0%	0	0%	0	0%	0	0%
\$45,000 to \$49,999	10	11%	0	0%	10	17%	0	0%
\$50,000 to \$59,999	0	0%	0	0%	0	0%	0	0%
\$60,000 to \$69,999	10	11%	0	0%	10	17%	0	0%
\$70,000 to \$79,999	10	11%	0	0%	0	0%	0	0%
\$80,000 to \$89,999	10	11%	0	0%	10	17%	0	0%
\$90,000 to \$99,999	10	11%	0	0%	10	17%	0	0%
\$100,000 to \$124,999	10	11%	0	0%	10	17%	0	0%
\$125,000 to \$149,999	0	0%	0	0%	0	0%	0	0%
\$150,000 to \$199,999	0	0%	0	0%	10	17%	0	0%
\$200,000 and over	0	0%	0	0%	0	0%	0	0%
Total	95		65		60		90	



Table 243: Number of Owner Households in Specified Income Brackets, Electoral Area J, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area J	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	10	4%	35	15%	10	4%	0	0%
\$5,000 to \$9,999	10	4%	0	0%	0	0%	0	0%
\$10,000 to \$14,999	10	4%	0	0%	10	4%	0	0%
\$15,000 to \$19,999	20	8%	25	11%	30	11%	0	0%
\$20,000 to \$24,999	20	8%	20	9%	25	9%	0	0%
\$25,000 to \$29,999	15	6%	15	7%	15	6%	25	12%
\$30,000 to \$34,999	20	8%	40	17%	30	11%	0	0%
\$35,000 to \$39,999	15	6%	15	7%	20	7%	0	0%
\$40,000 to \$44,999	10	4%	20	9%	10	4%	0	0%
\$45,000 to \$49,999	15	6%	0	0%	10	4%	20	10%
\$50,000 to \$59,999	15	6%	20	9%	20	7%	30	14%
\$60,000 to \$69,999	15	6%	0	0%	10	4%	0	0%
\$70,000 to \$79,999	15	6%	0	0%	25	9%	0	0%
\$80,000 to \$89,999	10	4%	0	0%	25	9%	10	5%
\$90,000 to \$99,999	15	6%	0	0%	10	4%	15	7%
\$100,000 to \$124,999	20	8%	0	0%	20	7%	15	7%
\$125,000 to \$149,999	10	4%	0	0%	10	4%	0	0%
\$150,000 to \$199,999	0	0%	0	0%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	10	4%	0	0%
Total	240		230		270		210	

ECONOMIC SECTORS & LABOUR FORCE

Table 244: Total number of workers, Electoral Area J, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Community	2006	2011	2016	2021
Electoral Area J	460	315	315	260



Table 245: Number of workers by industry (North American industry classification system), Electoral Area J, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Industry	Number of Workers			
	2006	2011	2016	2021
Agriculture, forestry, fishing and hunting	130	80	135	60
Mining, quarrying, and oil and gas extraction	0	0	0	0
Utilities	0	0	0	0
Construction	25	30	20	50
Manufacturing	55	25	0	10
Wholesale trade	0	0	10	0
Retail trade	30	15	10	20
Transportation and warehousing	40	0	15	15
Information and cultural industries	10	0	0	0
Finance and insurance	0	0	0	0
Real estate and rental and leasing	0	0	0	0
Professional, scientific and technical services	10	0	0	0
Management of companies and enterprises	0	0	0	0
Administrative and support, waste management and remediation services	10	0	0	0
Educational services	35	0	25	0
Health care and social assistance	10	30	20	10
Arts, entertainment and recreation	0	0	0	10
Accommodation and food services	55	50	45	35
Other services (except public administration)	20	20	20	10
Public administration	30	30	10	15
Industry - Not Applicable	0	0	10	0
Total	460	315	315	260

Table 246: Unemployment rate and Participation rate, Electoral Area J, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Electoral Area J	2006	2011	2016	2021
Unemployment Rate (%)	9.8	15.6	20.6	13.5
Participation Rate (%)	71.3	66.0	56.8	49.5



Table 247: Commuting destination, Electoral Area J, 2021

Source: Statistics Canada, 2021 Census of Population

Electoral Area J	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
2021	50	35	10	0

HOUSING UNITS

Table 248: Total Housing Units, Electoral Area J, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Units	2021
Total Private Households	514
Dwellings Occupied by usual residents	306

Table 249: Breakdown of Structural Types, Electoral Area J, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Mix	2021	
	#	%
Single-Detached	285	93%
Semi-Detached	10	3%
Row House	0	0%
Apartment or Flat in a Duplex	0	0%
Apartment with fewer than 5 storeys	0	0%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	0	0%
Movable Dwelling	10	3%
Total	305	

Table 250: Breakdown by size, Electoral Area J, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Mix	2021
Bachelor Units (0 bedrooms)	0
1 Bedroom Units	85
2 Bedroom Units	95
3 Bedroom Units	95
4+ Bedroom Units	30



Table 251: Number & Percentage Breakdown by Date Built, Electoral Area J, 2021

Source: Statistics Canada, 2021 Census of Population

Date Built	2021	
	#	%
Pre-1960	45	15%
1961-1980	85	28%
1981-1990	80	26%
1991-2000	25	8%
2001-2005	35	12%
2006-2010	25	8%
2011-2016	0	0%
2016-2021	10	3%
Total	305	

HOUSEHOLDS IN CORE HOUSING NEEDS

Table 252: Households in Core Housing Need, Electoral Area J, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Core Housing Need	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	55	20%	60	28%	25	9%	60	20%
Renter	25	29%	0	0%	0	0%	0	0%
Owner	25	13%	35	22%	25	10%	35	17%

Table 253: Affordability - Households Spending 30% of Income on Shelter Costs, Electoral Area J, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Affordability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	30	11%	25	12%	25	9%	45	15%
Renter	15	18%	0	0%	0	0%	0	0%
Owner	15	8%	15	10%	20	8%	30	14%

Table 254: Adequacy - Households in Dwellings Requiring Major Repairs, Electoral Area J, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Adequacy	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	40	14%	40	19%	25	9%	0	0%
Renter	20	24%	0	0%	0	0%	0	0%
Owner	25	13%	30	19%	25	10%	0	0%

Table 255: Suitability - Households in Overcrowded Dwellings, Electoral Area J, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Suitability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	25	9%	30	14%	0	0%	0	0%
Renter	10	12%	0	0%	0	0%	0	0%
Owner	15	8%	20	13%	0	0%	0	0%

Table 256: Households in Extreme Core Housing Need, Electoral Area J, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Extreme Core Housing Need	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	10	4%	0	0%	0	0%	20	7%
Renter	0	0%	0	0%	0	0%	0	0%
Owner	0	0%	0	0%	0	0%	20	10%



Electoral Area K

Table 257: Estimated 5-Year Future Demand by Income Group and Household Size, All Households, Electoral Area K

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$44,999	\$45,000 - \$64,999	Above \$65,000	TOTAL	%
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,125	\$1,126 - \$1,625	> \$1,625		
1-person	0	0	4	0	0	4	31%
2-person	0	0	0	3	3	6	46%
3-person	0	0	0	0	3	3	23%
4+person	0	0	0	0	0	0	0%
TOTAL	0	0	4	3	6	13	100%
	0%	0%	31%	23%	46%		

Table 258: Estimated 5-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area K

Income Group	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$44,999	\$45,000 - \$64,999	Above \$65,000	TOTAL	%
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,125	\$1,126 - \$1,625	> \$1,625		
1-person	0	0	6	0	0	6	67%
2-person	0	0	0	0	3	3	33%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	0	0	3	4	11	100%
	0%	0%	67%	0%	33%		



Table 259: Estimated 5-Year Future Demand by Income Group and Household Size, Renter Households, Electoral Areas K

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$44,999	\$45,000 - \$64,999	Above \$65,000		
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,125	\$1,126 - \$1,625	> \$1,625	TOTAL	%
1-person	0	0	0	0	0	0	0%
2-person	0	0	0	0	4	4	100%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	0	0	0	4	4	100%
	0%	0%	0%	0%	100%		

Table 260: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, Electoral Area K

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$44,999	\$45,000 - \$64,999	Above \$65,000		
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,125	\$1,126 - \$1,625	> \$1,625	TOTAL	%
1-person	0	0	6	0	0	6	32%
2-person	0	0	0	4	5	9	47%
3-person	0	0	0	0	4	4	21%
4+person	0	0	0	0	0	0	0%
TOTAL	0	0	6	4	9	19	100%
	0%	0%	32%	21%	47%		



Table 261: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area K

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$44,999	\$45,000 - \$64,999	Above \$65,000		
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,125	\$1,126 - \$1,625	> \$1,625	TOTAL	%
1-person	0	0	9	0	0	9	69%
2-person	0	0	0	0	4	4	31%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	0	9	0	4	13	100%
	0%	0%	69%	0%	31%		

Table 262: Estimated 10-Year Future Demand by Income Group and Household Size, Renter Households, Electoral Areas K

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$44,999	\$45,000 - \$64,999	Above \$65,000		
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,125	\$1,126 - \$1,625	> \$1,625	TOTAL	%
1-person	0	0	0	0	0	0	0%
2-person	0	0	0	0	6	6	100%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	0	0	0	6	6	100%
	0%	0%	0%	0%	100%		



Table 263: Estimated 20-Year Future Demand by Income Group and Household Size, All Households, Electoral Area K

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$44,999	\$45,000 - \$64,999	Above \$65,000		
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,125	\$1,126 - \$1,625	> \$1,625	TOTAL	%
1-person	0	0	7	0	0	7	30%
2-person	0	0	0	5	6	11	48%
3-person	0	0	0	0	5	5	22%
4+person	0	0	0	0	0	0	0%
TOTAL	0	0	7	5	11	23	100%
	0%	0%	30%	22%	48%		

Table 264: Estimated 20-Year Future Demand by Income Group and Household Size, Owner Households, Electoral Area K

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$44,999	\$45,000 - \$64,999	Above \$65,000		
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,125	\$1,126 - \$1,625	> \$1,625	TOTAL	%
1-person	0	0	11	0	0	11	69%
2-person	0	0	0	0	5	5	31%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	0	11	0	5	16	100%
	0%	0%	69%	0%	31%		

Table 265: Estimated 5-Year Future Demand by Income Group and Household Size, Renter Households, Electoral Areas K

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$10,000	\$10,000 - \$24,999	\$25,000 - \$44,999	\$45,000 - \$64,999	Above \$65,000		
Monthly Affordable Housing Cost	<\$250	\$251 - \$625	\$626 - \$1,125	\$1,126 - \$1,625	> \$1,625	TOTAL	%
1-person	0	0	0	0	0	0	0%
2-person	0	0	0	0	7	7	100%
3-person	0	0	0	0	0	0	0%
4+person	0	0	0	0	0	0	0%
TOTAL	0	0	0	0	7	7	100%
	0%	0%	0%	0%	100%		

POPULATION

Table 266: Total Population and Growth, Electoral Area K, 2006-2021

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 Census of Population, 2006 Census of Population

	2006	2011	2016	2021	Growth 2006-2021	Change 2006-2021	Annual Percentage Change
Electoral Area K	552	494	398	447	-105	-19%	-1.4%

Table 267: Population Growth Rate, Electoral Area K, 2006-2021

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 Census of Population, 2006 Census of Population

Year Range	Percentage Change (%)
2006-2011	-10.5%
2011-2016	-19.0%
2016-2021	12.0%



Table 268: Average and Median Age, Electoral Area K, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Year	Average Age	Median Age
2006	45.9	51.3
2011	42.7	47.6
2016	36.3	32.1
2021	48.4	53.6

Table 269: Age Group Distribution, Electoral Area K, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Age Group	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
0 to 14	80	14%	55	11%	65	16%	70	16%
15 to 19	35	6%	25	5%	15	4%	25	5%
20 to 24	35	6%	25	5%	15	4%	15	3%
25 to 64	325	59%	280	58%	215	54%	230	51%
65 to 84	75	14%	90	19%	85	21%	100	22%
85+	5	1%	5	1%	5	1%	10	2%

Table 270: Mobility, Movers - Number of Non-Movers, Non-Migrants, Migrants, Electoral Area K, 2006-2021

Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Mobility Status	2006	2011	2016	2021
Non-Movers	405	400	330	360
Non-Migrants	15	50	10	0
Migrants	85	25	35	60

HOUSEHOLDS

Table 271: Total Number and Average Size of Households, Electoral Area K, 2006-2021

Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area K	2006	2011	2016	2021
Total Number of Households	230	215	130	200
Average Household Size	2.2	2.2	2.9	2.1

Table 272: Breakdown of Households by Household Size, Electoral Area K, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Household Size	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
1 person	55	0%	65	0%	35	0%	70	35%
2 people	125	0%	105	0%	50	0%	75	38%
3 people	25	0%	0	0%	10	0%	35	18%
4 people	15	0%	30	0%	10	0%	20	10%
5+ people	10	0%	15	0%	25	0%	10	5%

Table 273: Number and Proportion of Renter and Owner Households, Electoral Area K, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Housing Tenure	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Renter	65	0%	40	0%	25	0%	55	28%
Owner	165	0%	180	0%	100	0%	150	75%
Total	230		215		130		200	

Table 274: Renter Households in Subsidized Housing, Electoral Area K, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Community	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Electoral Area K	0	0%	0	0%	10	0%	0	0%

HOUSEHOLD INCOME

Table 275: Average and Median Household Income, Electoral Area K, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area K	2006	2011	2016	2021
Average Income	\$59,539	\$47,879	\$68,601	\$68,000
Median Income	\$59,478	\$38,298	\$58,680	\$54,800

Table 276: Households by Income Groups, Electoral Area K, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area K	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	10	0%	0	0%	0	0%	0	0%
\$5,000 to \$9,999	10	0%	0	0%	10	0%	0	0%
\$10,000 to \$14,999	10	0%	0	0%	0	0%	0	0%
\$15,000 to \$19,999	10	0%	0	0%	15	0%	0	0%
\$20,000 to \$24,999	15	0%	0	0%	0	0%	0	0%
\$25,000 to \$29,999	15	0%	45	0%	0	0%	0	0%
\$30,000 to \$34,999	10	0%	0	0%	10	0%	0	0%
\$35,000 to \$39,999	10	0%	0	0%	0	0%	0	0%
\$40,000 to \$44,999	10	0%	0	0%	0	0%	0	0%
\$45,000 to \$49,999	10	0%	0	0%	0	0%	20	10%
\$50,000 to \$59,999	15	0%	10	0%	15	0%	25	13%
\$60,000 to \$69,999	50	0%	0	0%	0	0%	0	0%
\$70,000 to \$79,999	20	0%	0	0%	10	0%	10	5%
\$80,000 to \$89,999	10	0%	0	0%	10	0%	20	10%
\$90,000 to \$99,999	10	0%	0	0%	0	0%	0	0%
\$100,000 to \$124,999	10	0%	15	0%	20	0%	25	13%
\$125,000 to \$149,999	10	0%	0	0%	0	0%	0	0%
\$150,000 to \$199,999	10	0%	0	0%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	10	0%	0	0%
Total	235		220		130		200	

Table 277: Average and Median Renter Household Income, Electoral Area K, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area K	2006	2011	2016	2021
Renter Average Income	\$43,961	\$54,479	\$85,131	\$80,000
Renter Median Income	\$42,131	\$43,214	\$82,237	\$75,500

Table 278: Average and Median Owner Household Income, Electoral Area K, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area K	2006	2011	2016	2021
Owner Average Income	\$66,020	\$46,343	\$64,126	\$64,000
Owner Median Income	\$61,402	\$27,790	\$50,471	\$49,200



Table 279: Number of Renter Households in Specified Income Brackets, Electoral Area K, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area K	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	10	0%	0	0%	0	0%	0	0%
\$5,000 to \$9,999	10	0%	0	0%	10	0%	0	0%
\$10,000 to \$14,999	10	0%	0	0%	0	0%	0	0%
\$15,000 to \$19,999	0	0%	0	0%	0	0%	0	0%
\$20,000 to \$24,999	0	0%	0	0%	0	0%	0	0%
\$25,000 to \$29,999	0	0%	0	0%	0	0%	0	0%
\$30,000 to \$34,999	10	0%	0	0%	0	0%	0	0%
\$35,000 to \$39,999	10	0%	0	0%	0	0%	0	0%
\$40,000 to \$44,999	10	0%	0	0%	0	0%	0	0%
\$45,000 to \$49,999	10	0%	0	0%	0	0%	0	0%
\$50,000 to \$59,999	10	0%	0	0%	0	0%	0	0%
\$60,000 to \$69,999	10	0%	0	0%	0	0%	0	0%
\$70,000 to \$79,999	0	0%	0	0%	0	0%	0	0%
\$80,000 to \$89,999	0	0%	0	0%	0	0%	0	0%
\$90,000 to \$99,999	0	0%	0	0%	0	0%	0	0%
\$100,000 to \$124,999	0	0%	0	0%	10	0%	0	0%
\$125,000 to \$149,999	0	0%	0	0%	0	0%	0	0%
\$150,000 to \$199,999	0	0%	0	0%	10	0%	0	0%
\$200,000 and over	0	0%	0	0%	0	0%	0	0%
Total	65		45		30		55	

Table 280: Number of Owner Households in Specified Income Brackets, Electoral Area K, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Electoral Area K	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	0	0%	0	0%	0	0%	0	0%
\$5,000 to \$9,999	0	0%	0	0%	0	0%	0	0%
\$10,000 to \$14,999	10	0%	0	0%	0	0%	0	0%
\$15,000 to \$19,999	10	0%	0	0%	15	0%	0	0%
\$20,000 to \$24,999	10	0%	0	0%	0	0%	0	0%
\$25,000 to \$29,999	15	0%	45	0%	10	0%	0	0%
\$30,000 to \$34,999	0	0%	0	0%	10	0%	0	0%
\$35,000 to \$39,999	0	0%	0	0%	10	0%	0	0%
\$40,000 to \$44,999	10	0%	0	0%	0	0%	0	0%
\$45,000 to \$49,999	10	0%	0	0%	0	0%	0	0%
\$50,000 to \$59,999	0	0%	0	0%	10	0%	0	0%
\$60,000 to \$69,999	35	0%	0	0%	0	0%	0	0%
\$70,000 to \$79,999	20	0%	0	0%	0	0%	0	0%
\$80,000 to \$89,999	10	0%	0	0%	10	0%	0	0%
\$90,000 to \$99,999	10	0%	0	0%	0	0%	0	0%
\$100,000 to \$124,999	10	0%	0	0%	10	0%	20	13%
\$125,000 to \$149,999	0	0%	0	0%	0	0%	0	0%
\$150,000 to \$199,999	0	0%	0	0%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	10	0%	0	0%
Total	160		175		100		150	

ECONOMIC SECTORS & LABOUR FORCE

Table 281: Total number of workers, Electoral Area K, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Community	2006	2011	2016	2021
Electoral Area J	340	235	180	240



Table 282: Number of workers by industry (North American industry classification system), Electoral Area K, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Industry	Number of Workers			
	2006	2011	2016	2021
Agriculture, forestry, fishing and hunting	165	55	70	120
Mining, quarrying, and oil and gas extraction	0	0	0	0
Utilities	0	0	0	0
Construction	10	20	20	10
Manufacturing	10	35	15	0
Wholesale trade	0	0	0	0
Retail trade	15	15	0	10
Transportation and warehousing	20	0	0	15
Information and cultural industries	0	0	0	0
Finance and insurance	0	0	0	0
Real estate and rental and leasing	0	0	0	0
Professional, scientific and technical services	0	0	0	10
Management of companies and enterprises	0	0	0	0
Administrative and support, waste management and remediation services	0	0	0	10
Educational services	30	0	0	10
Health care and social assistance	15	0	15	0
Arts, entertainment and recreation	0	0	0	0
Accommodation and food services	15	0	10	10
Other services (except public administration)	10	0	0	0
Public administration	35	10	40	15
Industry - Not Applicable	0	0	0	0
Total	340	235	180	240

Table 283: Unemployment rate and Participation rate, Electoral Area K, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Electoral Area K	2006	2011	2016	2021
Unemployment Rate (%)	10.3	0.0	5.4	12.5
Participation Rate (%)	75.6	58.8	64.9	60.8



Table 284: Commuting destination, Electoral Area K, 2021

Source: Statistics Canada, 2021 Census of Population

Electoral Area K	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/ Territory
2021	55	30	0	0

HOUSING UNITS

Table 285: Total Housing Units, Electoral Area K, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Units	2021
Total Private Households	252
Dwellings Occupied by usual residents	205

Table 286: Breakdown of Structural Types, Electoral Area K, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Mix	2021	
	#	%
Single-Detached	170	85%
Semi-Detached	0	0%
Row House	0	0%
Apartment or Flat in a Duplex	0	0%
Apartment with fewer than 5 storeys	0	0%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	10	5%
Movable Dwelling	20	10%
Total	200	

Table 287: Breakdown by size, Electoral Area K, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Mix	2021
Bachelor Units (0 bedrooms)	0
1 Bedroom Units	35
2 Bedroom Units	70
3 Bedroom Units	85
4+ Bedroom Units	20



Table 288: Number & Percentage Breakdown by Date Built, Electoral Area K, 2021

Source: Statistics Canada, 2021 Census of Population

Date Built	2021	
	#	%
Pre-1960	45	23%
1961-1980	50	25%
1981-1990	50	25%
1991-2000	25	13%
2001-2005	10	5%
2006-2010	10	5%
2011-2016	0	0%
2016-2021	15	8%
Total	200	

HOUSEHOLDS IN CORE HOUSING NEEDS

Table 289: Households in Core Housing Need, Electoral Area K, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Core Housing Need	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	15	0%	35	0%	15	0%	35	18%
Renter	0	0%	0	0%	10	0%	0	0%
Owner	10	0%	30	0%	0	0%	25	17%

Table 290: Affordability - Households Spending 30% of Income on Shelter Costs, Electoral Area K, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Affordability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	10	0%	25	0%	15	0%	0	0%
Renter	0	0%	0	0%	10	0%	0	0%
Owner	0	0%	0	0%	10	0%	0	0%

Table 291: Adequacy - Households in Dwellings Requiring Major Repairs, Electoral Area K, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Adequacy	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	40	0%	0	0%	10	0%	40	20%
Renter	10	0%	0	0%	10	0%	0	0%
Owner	35	0%	0	0%	10	0%	30	20%

Table 292: Suitability - Households in Overcrowded Dwellings, Electoral Area K, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Suitability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	0	0%	0	0%	15	0%	0	0%
Renter	0	0%	0	0%	10	0%	0	0%
Owner	0	0%	0	0%	10	0%	0	0%

Table 293: Households in Extreme Core Housing Need, Electoral Area K, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Extreme Core Housing Need	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	10	0%	0	0%	10	0%	0	0%
Renter	0	0%	0	0%	10	0%	0	0%
Owner	0	0%	0	0%	10	0%	0	0%





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