

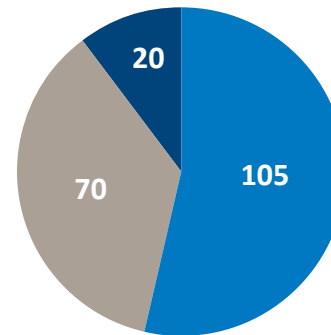
# VILLAGE OF SILVERTON

## Community Summary

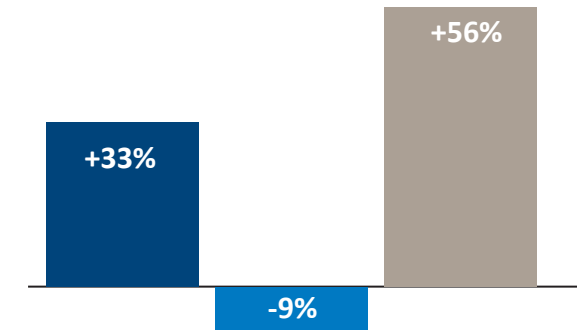


### POPULATION

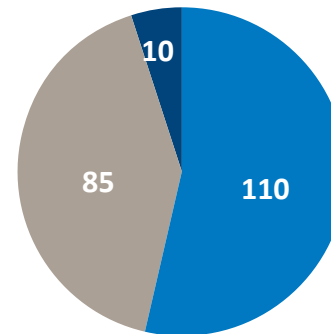
2016



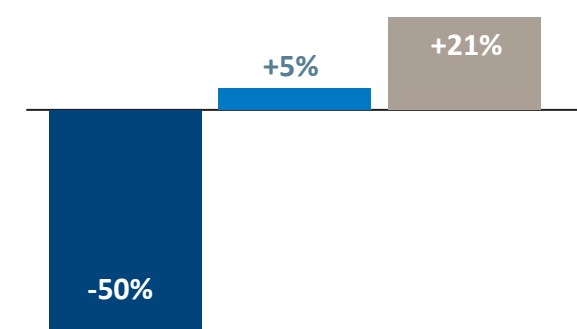
Change: '06-'16



2025



Change: '16-'25

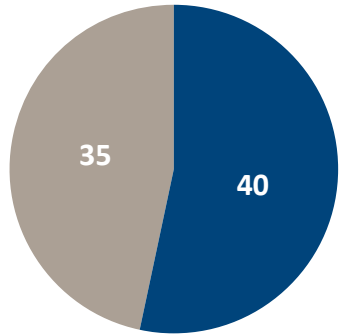


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

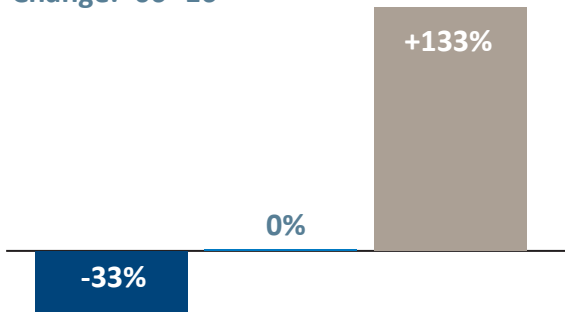
- Silvertown grew 11% between 2006 and 2016 to 195.
- Projections anticipate continued growth of 5% to 2025, potentially reaching 205 people.
- Only seniors may grow over the projection period, potentially pushing the median age from 61.9 in 2016 to 68.1.

# FAMILIES

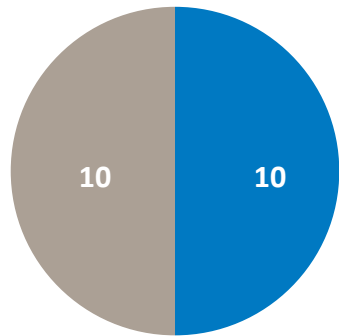
Owners 2016



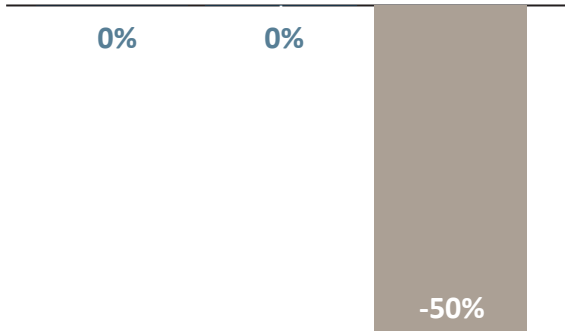
Change: '06-'16



Renters 2016



Change: '06-'16



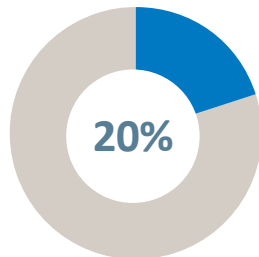
■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)

# HOUSEHOLDS



Total permanent households fell 5% between 2006 and 2016 to 100.

Households that Rent

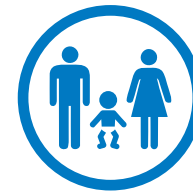


Household Rental

↓ 33%

Household Ownership

↑ 7%

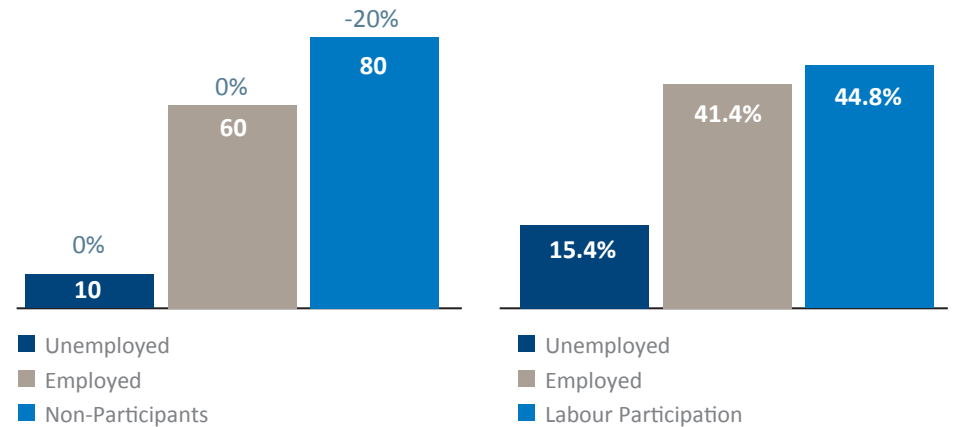


Non-families are the only family type to grow between 2006 and 2016, likely attributed to aging seniors who have lost a loved one.

# EMPLOYMENT

Labour Force '16 • Change: '06-'16

Labour Rate 2016



- Most of Silverton's population gain entered the labour force, increasing the total people working or seeking work.

| Largest Industries | Total Employed | % Share of Labour Force | %Δ ('06-'16) | % Renters Employed |
|--------------------|----------------|-------------------------|--------------|--------------------|
| Construction       | 10             | 15.4%                   | - %          | 0%                 |
| Retail             | 10             | 15.4%                   | - %          | 0%                 |
| Health Care        | 10             | 15.4%                   | - %          | 0%                 |

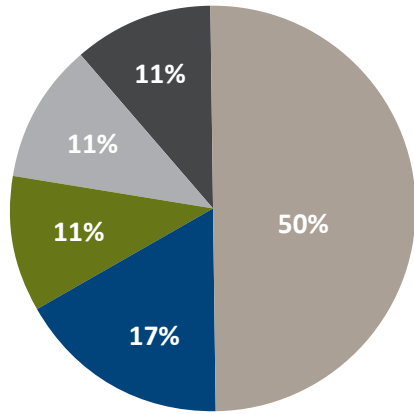
14% of workers commute within Silverton.



86% of workers commute to another RDCK community.

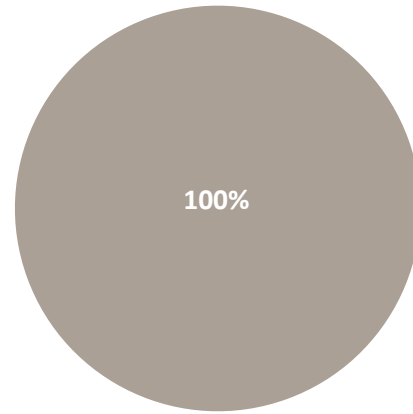
## HOUSING

Dwelling Age 2016



- < 1960
- 1961-1980
- 1981-1990
- 1991-2000
- 2001-2010

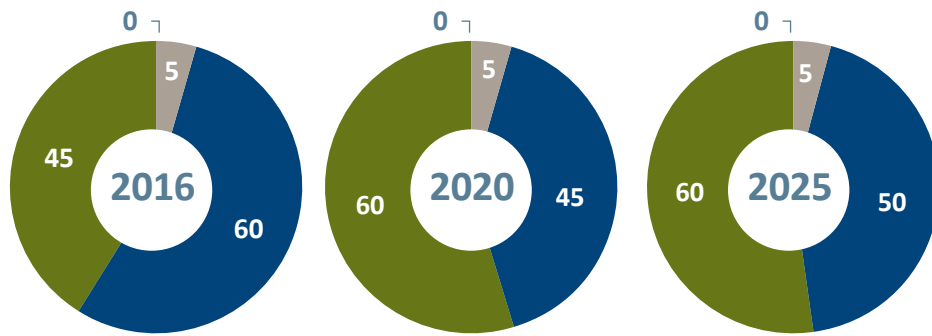
Dwelling Type 2016



- Single-Detached
- Semi-Detached
- Row House
- Duplex
- Apartment
- Mobile

- All renter households occupy a dwelling built in 1960 or earlier.
- Silverton historically builds 1 unit annually. Housing projections anticipate an annual private market demand of 1 new unit.

## HOUSING DEMAND



- No Bedroom
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

## HOUSING PRICE & AVAILABILITY

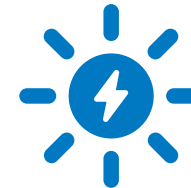
\* adjusted for inflation \*\* CMHC

|                 | 2019      | average annual %Δ* |
|-----------------|-----------|--------------------|
| Median House    | \$300,625 | 0.0%               |
| Single-detached | \$300,625 | 1.0%               |
| Median Rent**   | \$863     | 2.0%               |
| 1 Bedroom       | \$800     | 2.0%               |
| 3 Bedroom       | \$1,110   | 0.5%               |

10 residential properties sold in 2019;  
**80% were single-family homes.**

According to CMHC, **less than 1%** of RDCK rentals are vacant.

## ENERGY POVERTY



Households pay about **\$2,700** per year for utilities and **\$3,400** for gas.

## SHORT-TERM RENTAL (STRs)

**\$7,900**

Average additional income annually per listing STRs generated.



- In 2019, Silverton had maximum 7 units or rooms advertised or booked as an STR at one time.
- A maximum of 5 units at any given time were entire homes/apartments available more than half of the year, possibly rendering them unavailable for long-term tenancy.