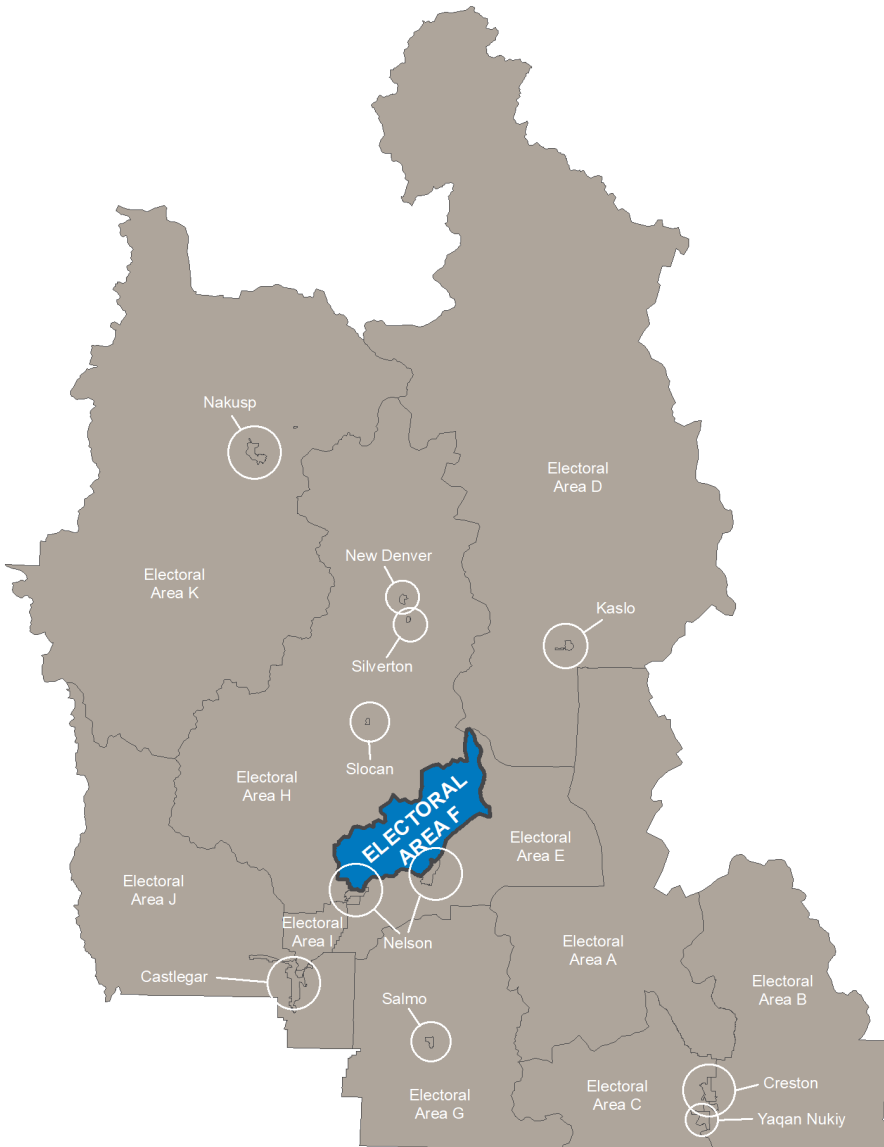


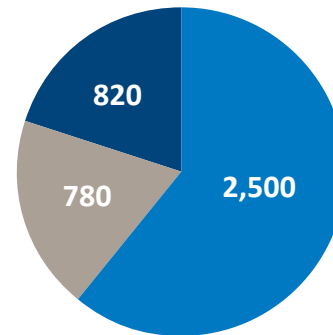
ELECTORAL AREA F

Community Summary

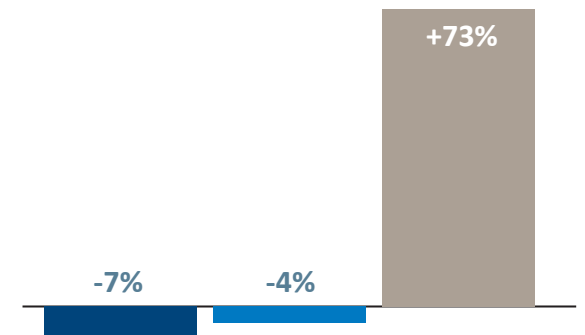


POPULATION

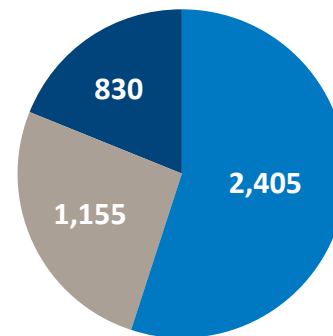
2016



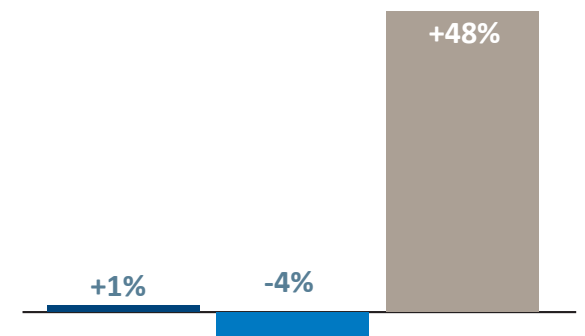
Change: '06-'16



2025



Change: '16-'25

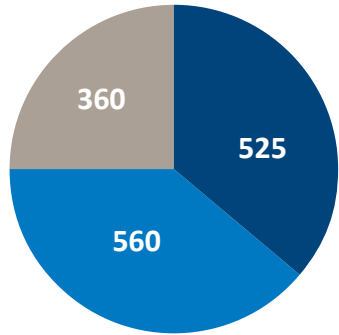


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

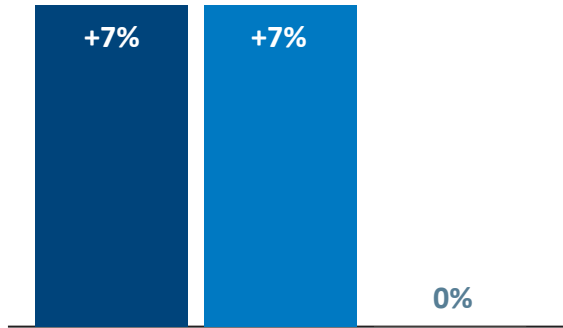
- Electoral Area F grew 4% between 2006 and 2016 to 4,100 residents.
- Projections anticipate 7% growth to 2025, potentially reaching 4,390 people.
- The population increase is supported mostly by the rise of senior populations, which may increase the median age from 46.5 in 2016 to 47.5 in 2025.

FAMILIES

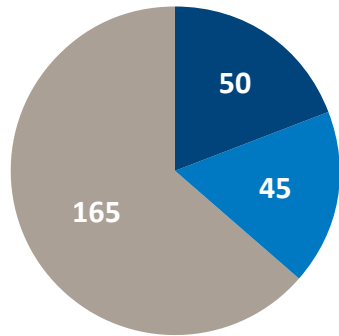
Owners 2016



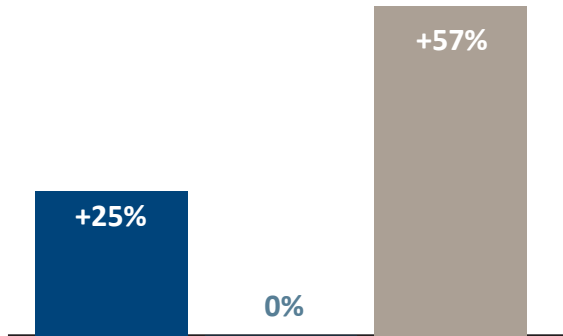
Change: '06-'16



Renters 2016



Change: '06-'16



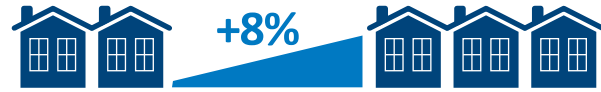
■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



No family type declined in either tenure type between 2006 and 2016.

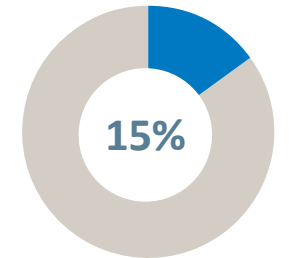
Families with children only increased for owners.

HOUSEHOLDS



Total permanent households grew 8% between 2006 and 2016 to 1,710.

Households that Rent



Household Rental

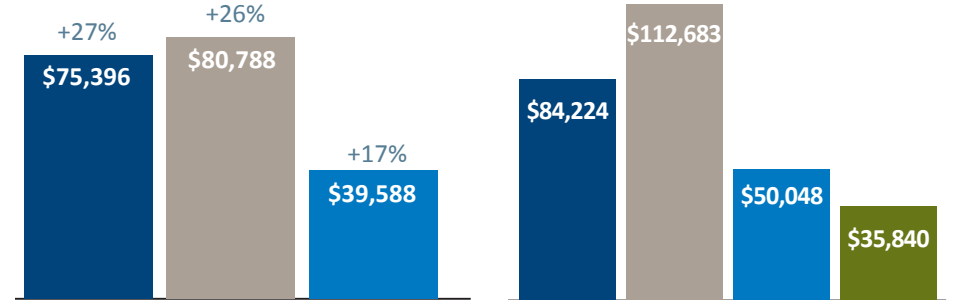


Household Ownership



INCOME

Median HH Income '15 • Change: '05-'15



■ Total Households ■ Owner Households ■ Renter Households ■ Couple w/o Child ■ Couple w/ Child ■ Lone Parent ■ Singles/Roommates

Households Earning more than \$100,000



Households Earning less than \$100,000



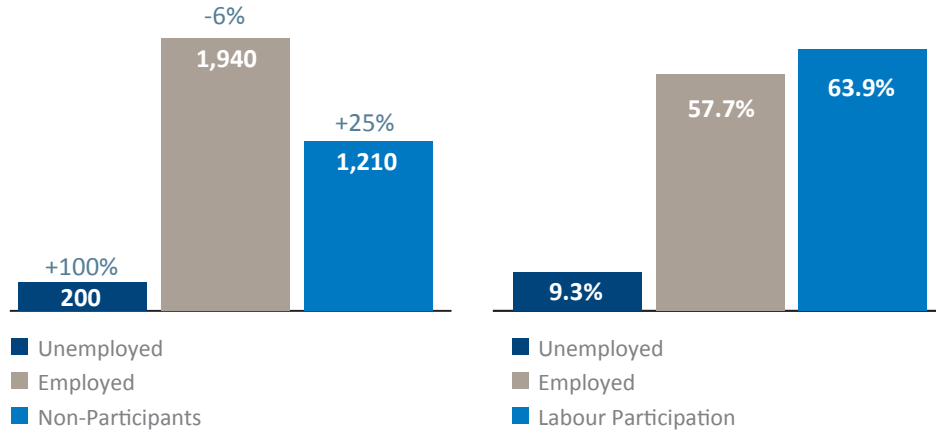
14%

of Electoral Area F residents are in "Low Income" according to Statistics Canada; 20% of children below 18 are low income.

EMPLOYMENT

Labour Force '16 • Change: '06-'16

Labour Rate 2016



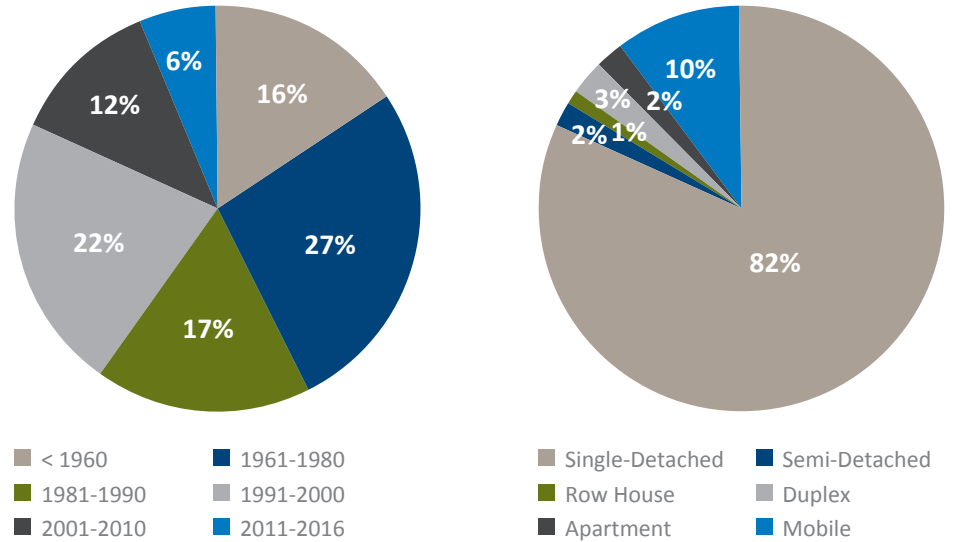
- The total persons participating in the economy fell slightly while those not working or seeking work grew noticeably (25%).
- Even as the total participants decreased, the number unemployed increased, driving the unemployment rate upwards.

| Largest Industries | Total Employed | % Share of Labour Force | %Δ ('06-'16) | % Renters Employed |
|--------------------|----------------|-------------------------|--------------|--------------------|
| Health Care | 330 | 15.6% | + 40% | 9% |
| Retail | 270 | 12.8% | - 26% | 19% |
| Construction | 225 | 10.6% | + 67% | 20% |

HOUSING

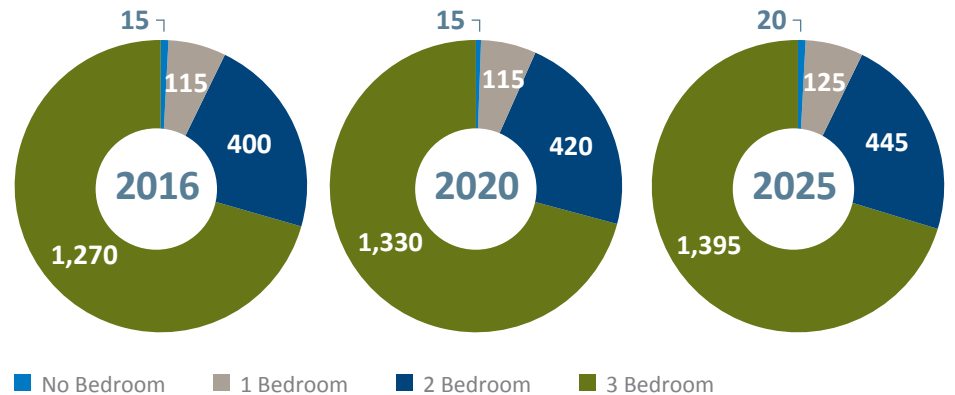
Dwelling Age 2016

Dwelling Type 2016



- Only about 20% of renter households occupy dwellings built after 1990, while almost 45% of owners do.
- Electoral Area F historically builds 11 units annually. Housing projections anticipate an annual private market demand of 21 new units.

HOUSING DEMAND



9%
of workers commute
within Electoral Area F.



85%
of workers commute to
another RDCK community.

HOUSING PRICE & AVAILABILITY

| | 2019 | average annual %Δ* |
|-----------------|-----------|--------------------|
| Median House | \$433,839 | -0.5% |
| Single-detached | \$501,928 | 0.0% |
| Median Rent** | \$863 | 2.0% |
| 1 Bedroom | \$800 | 2.0% |
| 3 Bedroom | \$1,110 | 0.5% |

78 residential properties sold in 2019;
64% were single-family homes.

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

ENERGY POVERTY

9.7%

Average amount of household after-tax income spent on energy, considered to be above the "energy poverty" line (10%).



Households pay about **\$3,000** per year for utilities and **\$5,100** for gas.

SHORT-TERM RENTAL (STRs)

\$10,150

Average additional income annually per listing STRs generated.

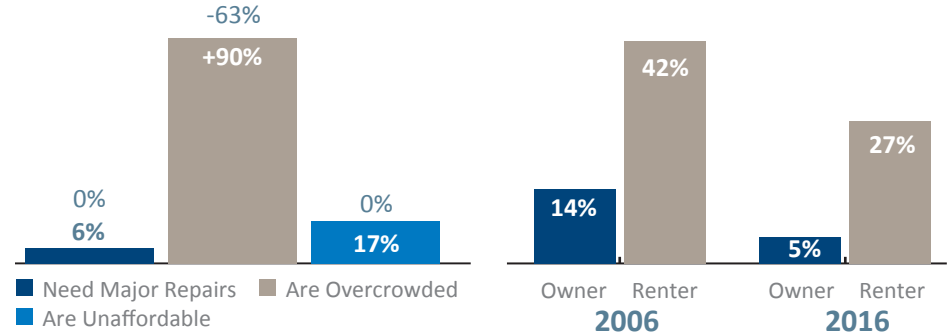


- In 2019, Electoral Area F had maximum 106 dwellings advertised or booked as an STR at one time.
- A maximum of 88 units at any given time were entire homes/apartments available more than half of the year, possibly rendering them unavailable for long-term tenancy.

HOUSING CONDITION

% of HHs '16 • Change: '06-'16

Core Housing Need: '06-'16



- The number of homes requiring major repair fell by more than half since 2006.
- Renter households are over 5x more likely to be in Core Housing Need.

HOUSING AFFORDABILITY

- The median couple household (often dual income) can afford all Electoral Area F dwelling types.
- The median lone parent can reasonably afford a rowhouse.

Max Affordable House Price by Family Type (vertical bars) vs. Market Price (horizontal lines) 2019 estimates

