

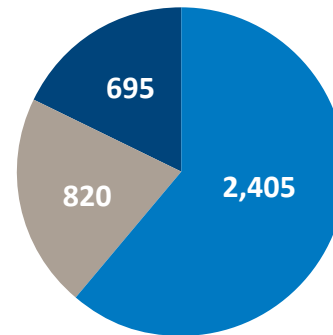
ELECTORAL AREA E

Community Summary

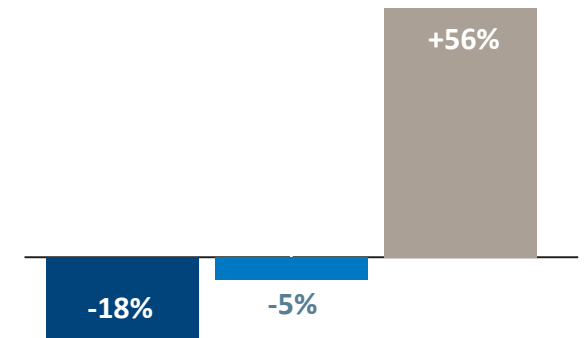


POPULATION

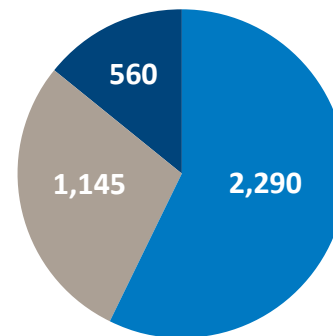
2016



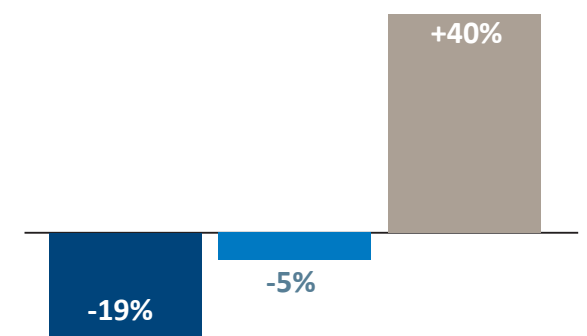
Change: '06-'16



2025



Change: '16-'25

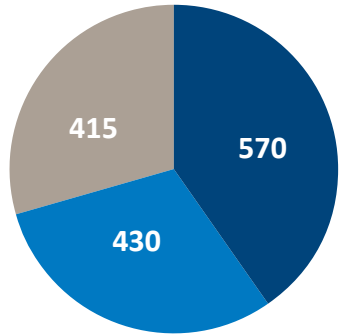


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

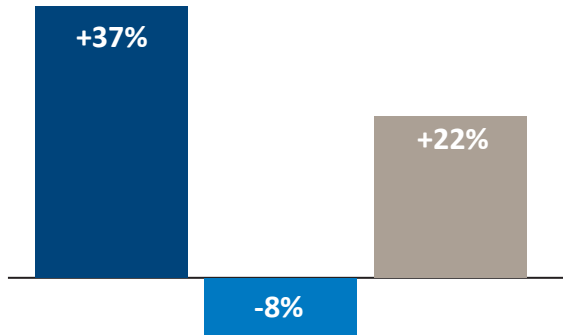
- Electoral Area E's total population grew 1% between 2006 and 2016 to 3,920 residents.
- Projections anticipate growth of 2% to 2025, potentially reaching 3,995 people.
- Senior growth will potentially increase the median age from 50.7 (2016) to 53.7.

FAMILIES

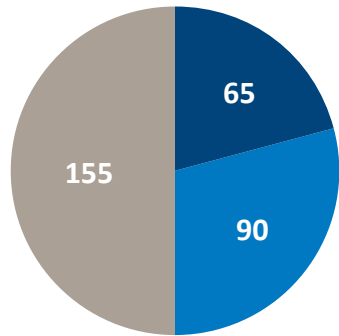
Owners 2016



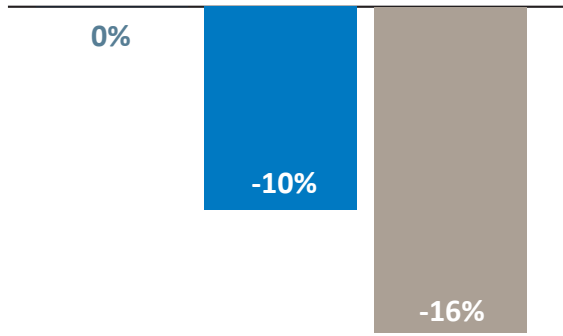
Change: '06-'16



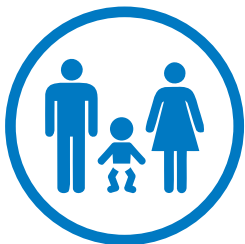
Renters 2016



Change: '06-'16



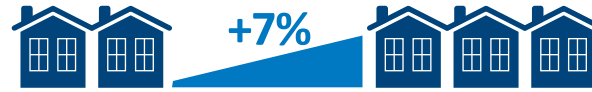
■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Families with children fell for both owner and renter households.

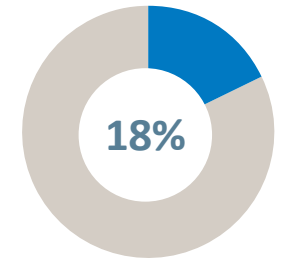
Families without children grew substantially for owner households.

HOUSEHOLDS



Total permanent households grew 7% between 2006 and 2016 to 1,735.

Households that Rent



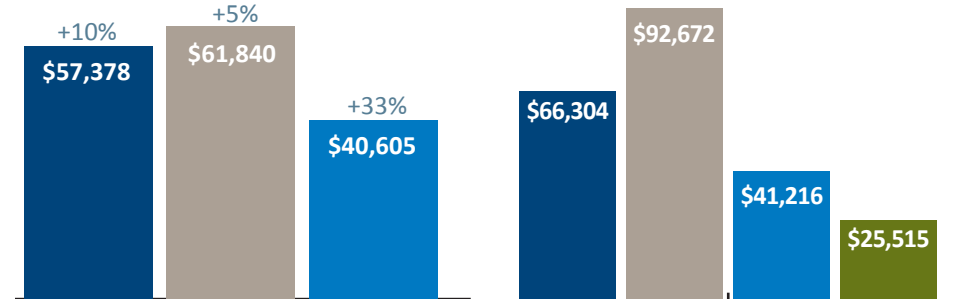
Household Rental

Household Ownership



INCOME

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



■ Total Households
■ Owner Households
■ Renter Households

■ Couple w/o Child ■ Lone Parent
■ Couple w/ Child ■ Singles/Roommates

Households Earning more than \$100,000

Households Earning less than \$100,000



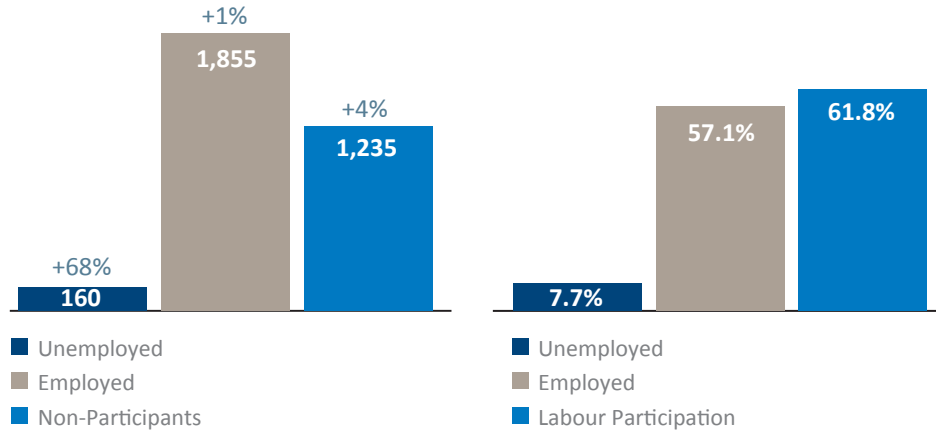
20%

of Electoral Area E residents are in "Low Income" according to Statistics Canada; 29% of children below 18 are low income.

EMPLOYMENT

Labour Force '16 • Change: '06-'16

Labour Rate 2016



- The total people working or seeking work grew at a similar rate to those not (4%).
- Total unemployed persons grew by two thirds since 2006, which pushed up the unemployment rate.

| Largest Industries | Total Employed | % Share of Labour Force | %Δ ('06-'16) | % Renters Employed |
|--------------------|----------------|-------------------------|--------------|--------------------|
| Health Care | 255 | 13.0% | + 34% | 14% |
| Retail | 245 | 12.5% | - 13% | 25% |
| Construction | 240 | 12.2% | 0% | 19% |

19%
of workers commute
within Electoral Area E.

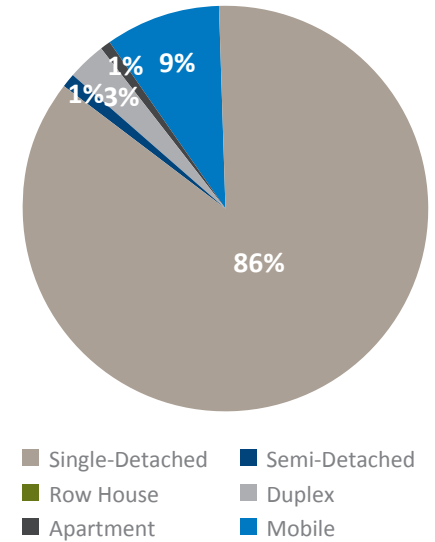
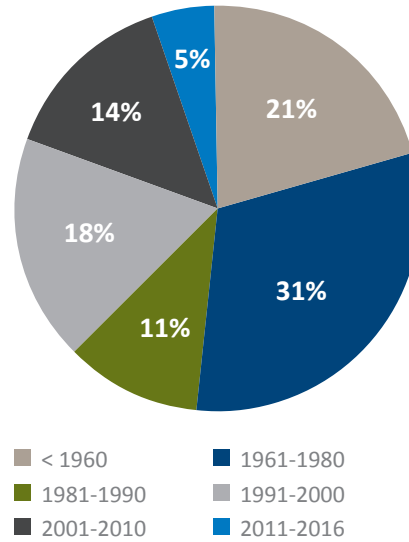


76%
of workers commute to
another RDCK community.

HOUSING

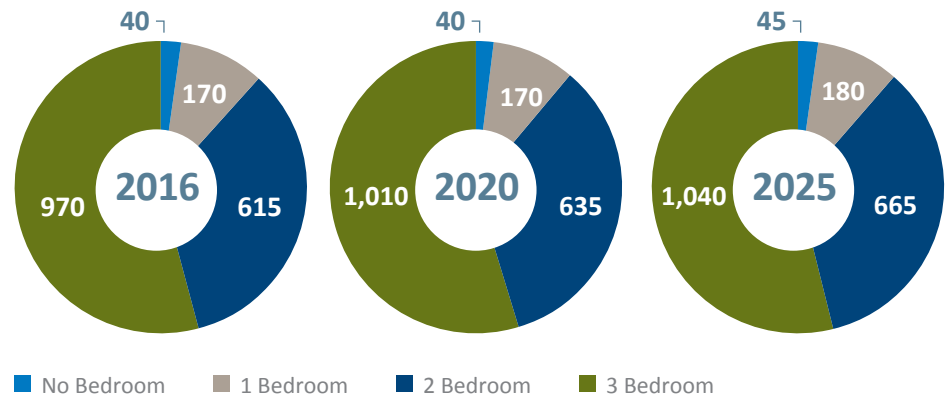
Dwelling Age 2016

Dwelling Type 2016



- About 24% of renter households occupy a dwelling built after 1990 versus 40% of owner households.
- Electoral Area E historically builds 16 units annually. Housing projections anticipate an annual private market demand of 15 new units.

HOUSING DEMAND



HOUSING PRICE & AVAILABILITY

* adjusted for inflation ** CMHC

| | 2019 | average annual %Δ* |
|-----------------|-----------|--------------------|
| Median House | \$424,741 | - 1.0% |
| Single-detached | \$514,822 | 0.0% |
| Median Rent** | \$863 | 2.0% |
| 1 Bedroom | \$800 | 2.0% |
| 3 Bedroom | \$1,110 | 0.5% |

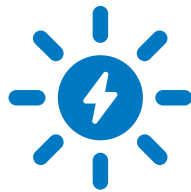
89 residential properties sold in 2019;
63% were single-family homes.

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

ENERGY POVERTY

10.4%

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



Households pay about **\$2,600** per year for utilities and **\$4,700** for gas.

SHORT-TERM RENTAL (STRs)

\$10,400

Average additional income annually per listing STRs generated.

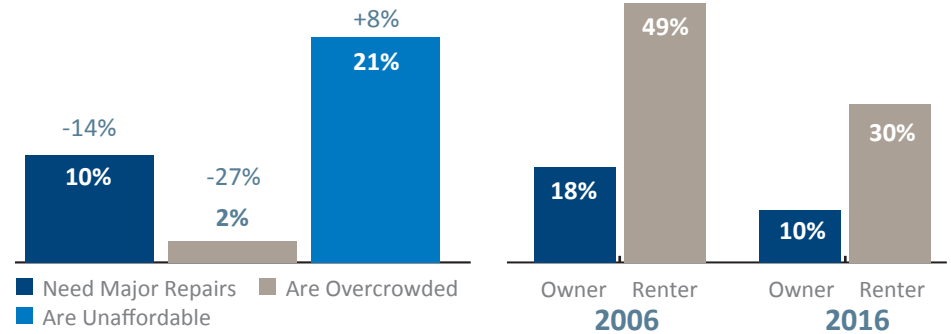


- In 2019, Electoral Area E had maximum 138 dwellings advertised or booked as an STR at one time.
- A maximum of 112 units at any given time were entire homes/apartments available more than half of the year, possibly rendering them unavailable for long-term tenancy.

HOUSING CONDITION

% of HHs '16 • Change: '06-'16

Core Housing Need: '06-'16



- The number of unaffordable homes grew by almost 10% since 2006.
- Renter households are 3x more likely to be in Core Housing Need.

HOUSING AFFORDABILITY

- The median couple household without children can afford all Electoral Area E dwelling types.
- The median couple with children and lone parents cannot reasonably afford a single-detached or semi-detached home.

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

