

Ready or Not:

Metro Migration to Smaller Communities

Presentation to the District of Invermere

December 14, 2021

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Population

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Population Growth

	2001-2006	2006-2011	2011-2016
British Columbia	5.3%	7.0%	5.6%
Non-Metropolitan Areas (NMAs)	3.7%	4.9%	4.6%
Census Metropolitan Areas (CMAs)	7.0%	9.2%	6.7%

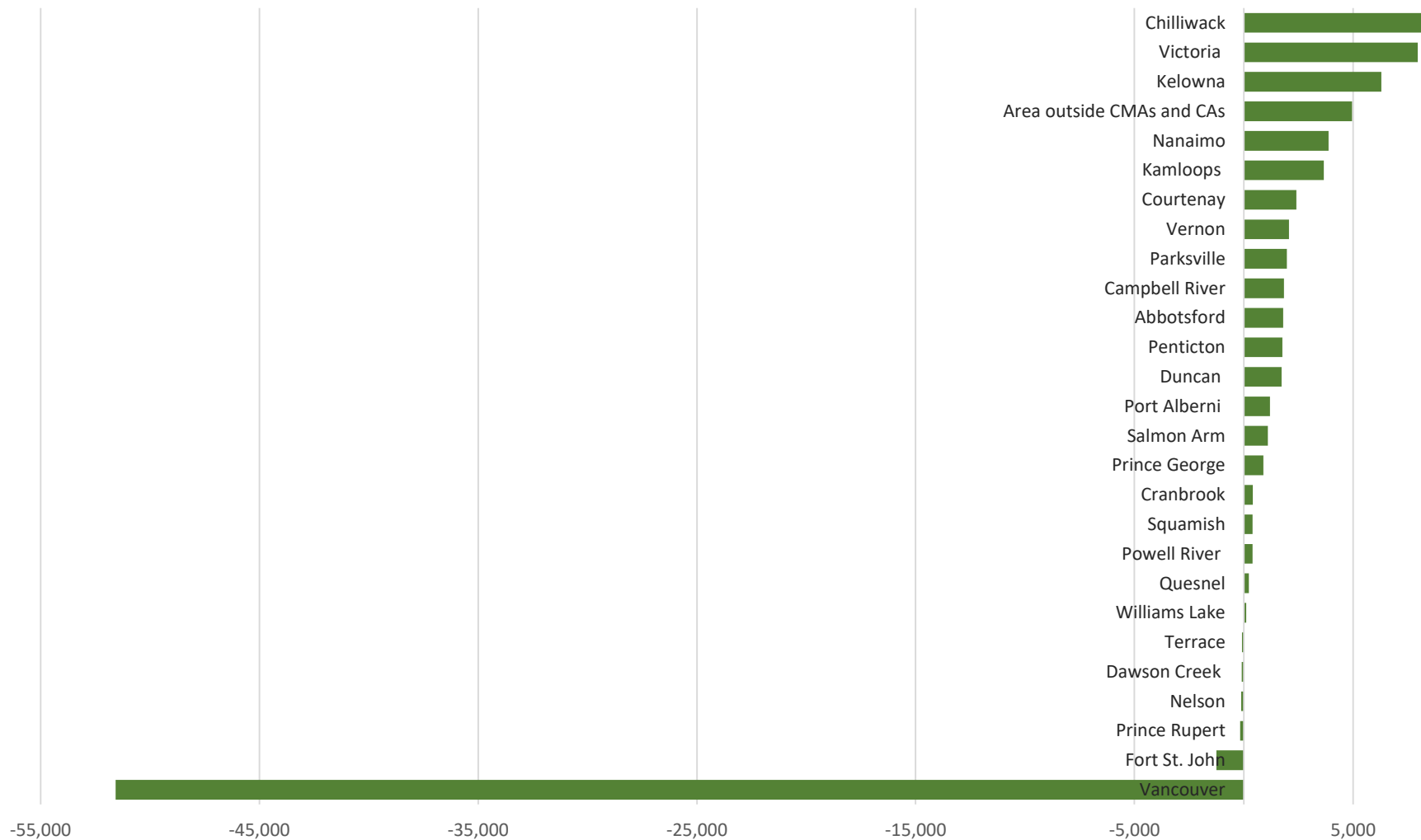
- Non-metropolitan areas are consistently growing.
- There are 1.1 million dwellings in non-metropolitan BC.*

Population Trends

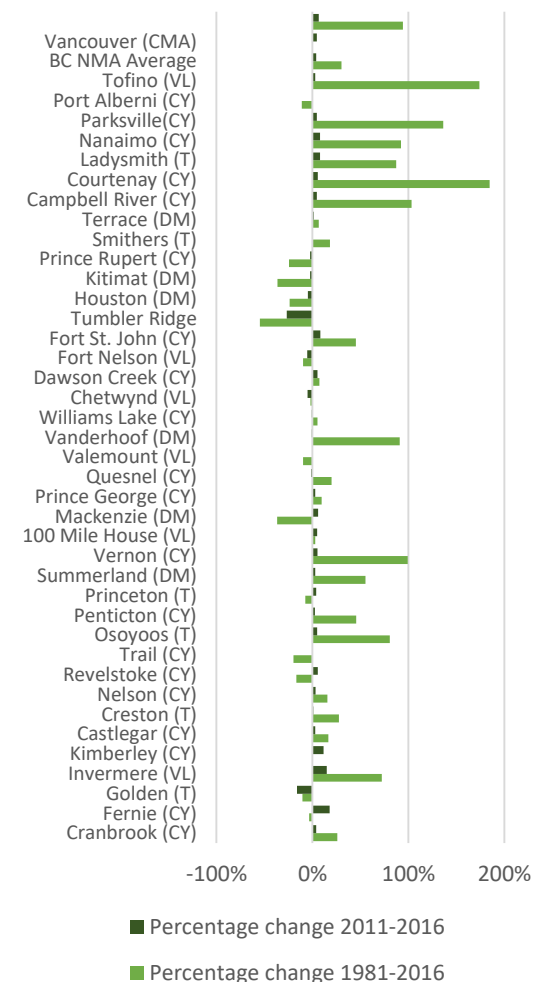
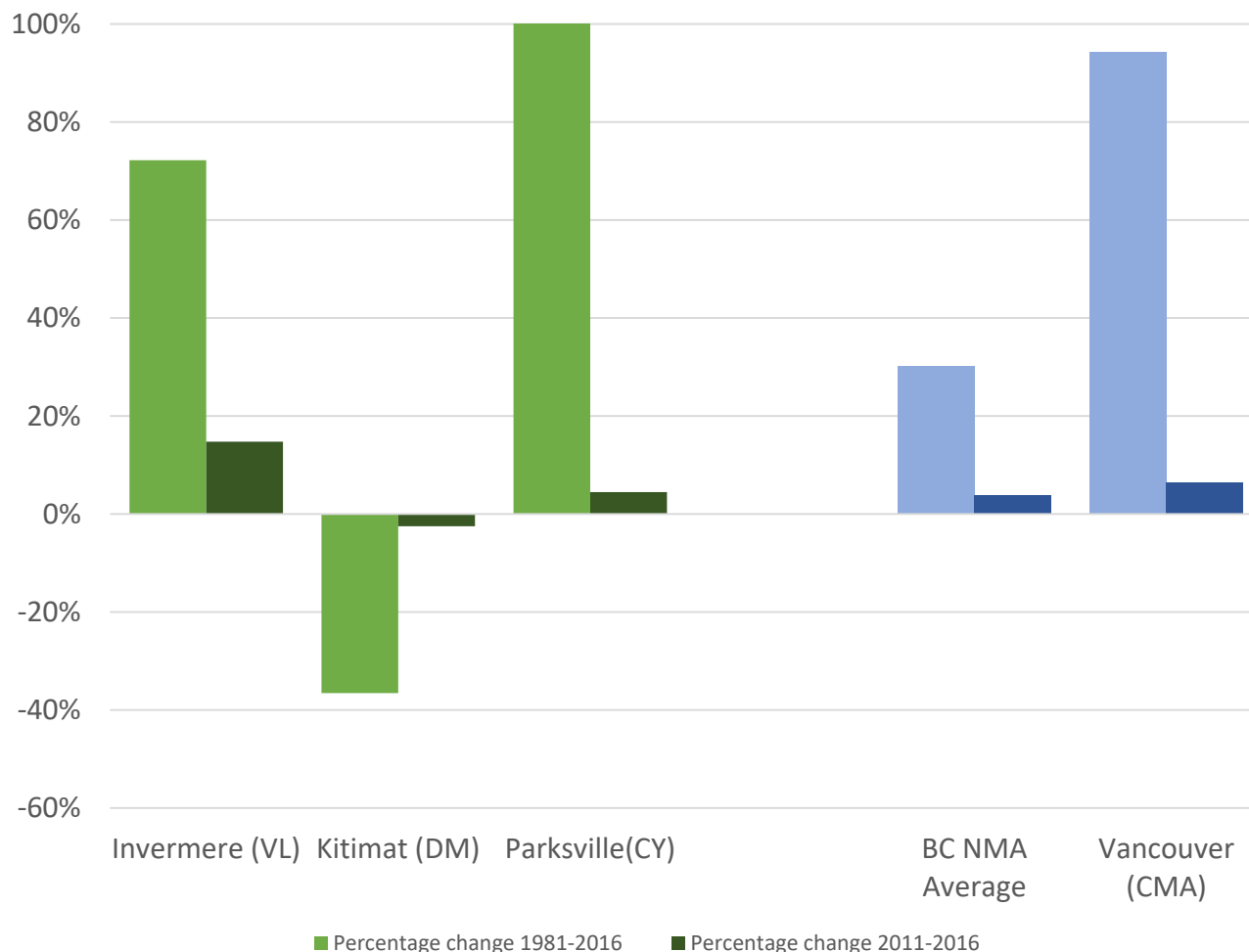
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- Non-metropolitan areas are consistently growing.
- There are 1.1 million dwellings in non-metropolitan BC.*
- 50% of the population of BC live in non-metropolitan areas (2.3 million).

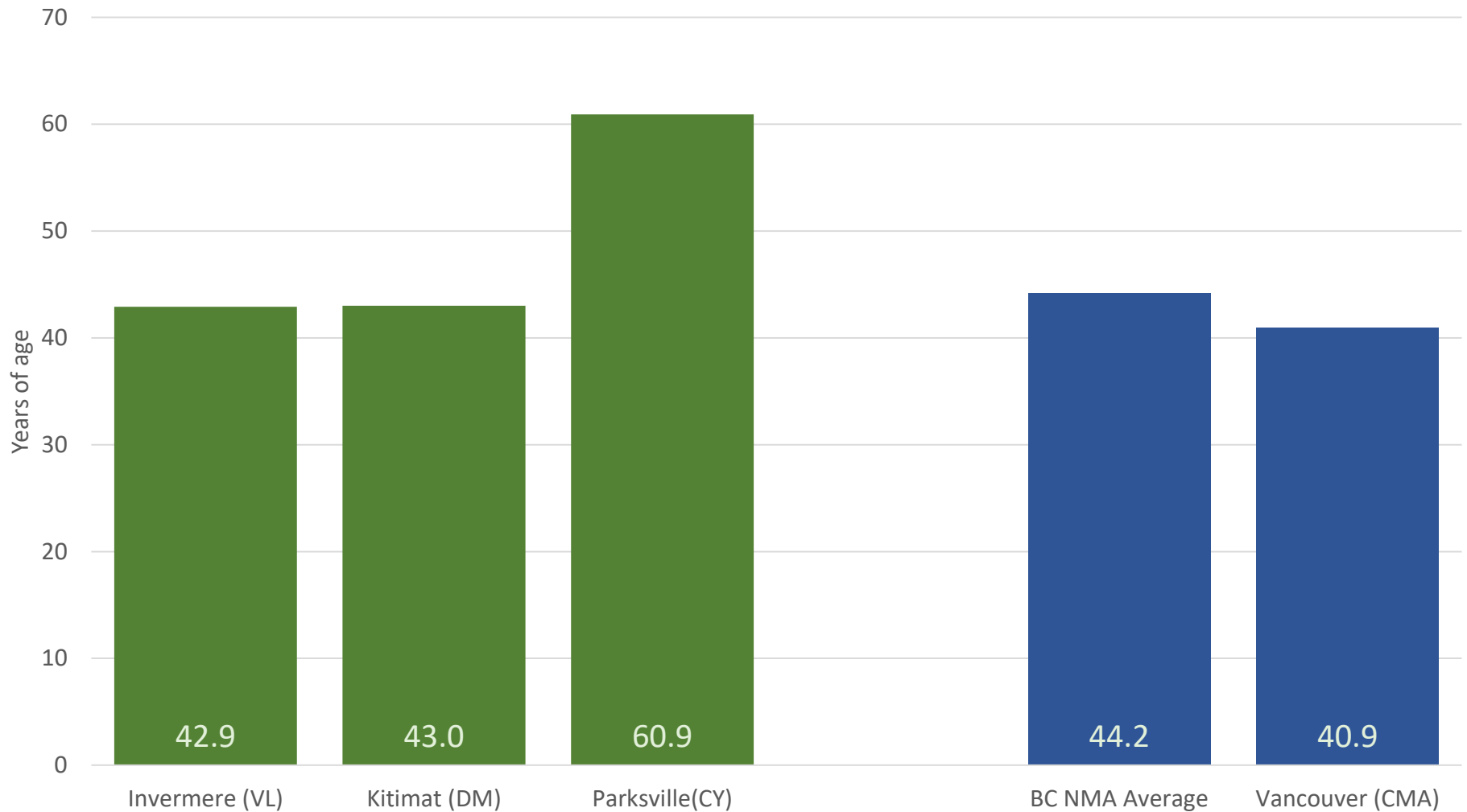
Intraprovincial Migration, 2016-2020



Population Change



Median Age, 2016



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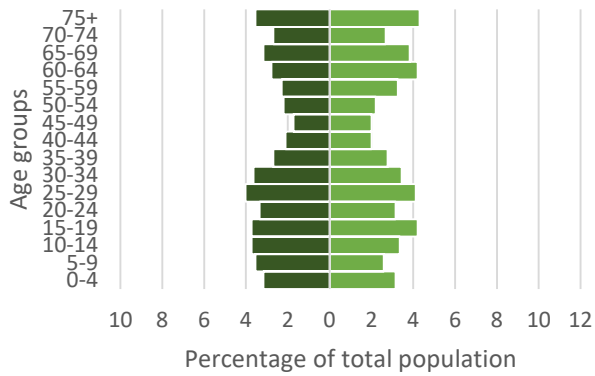
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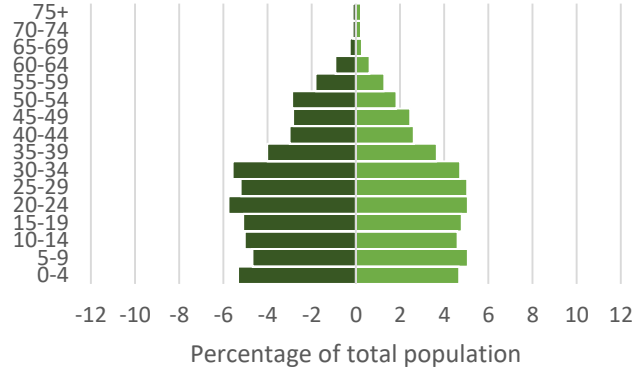
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Population Pyramids

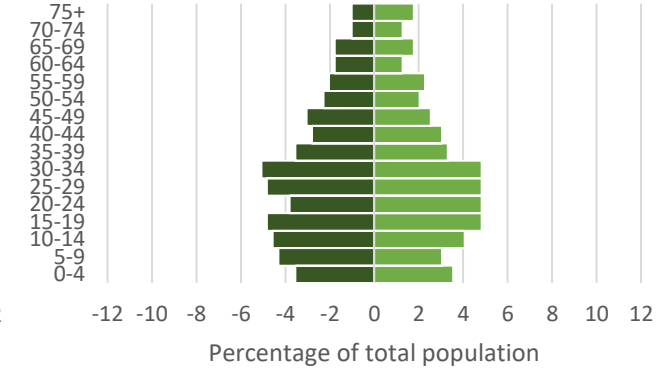
Parksville 1981



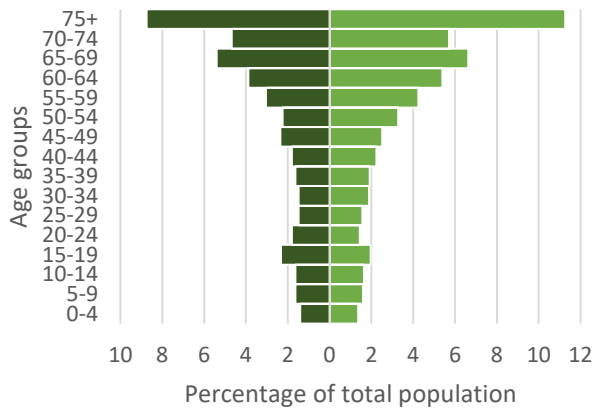
Kitimat 1981



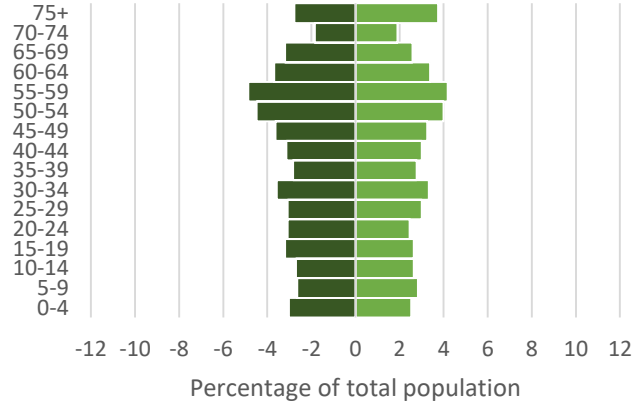
Invermere 1981



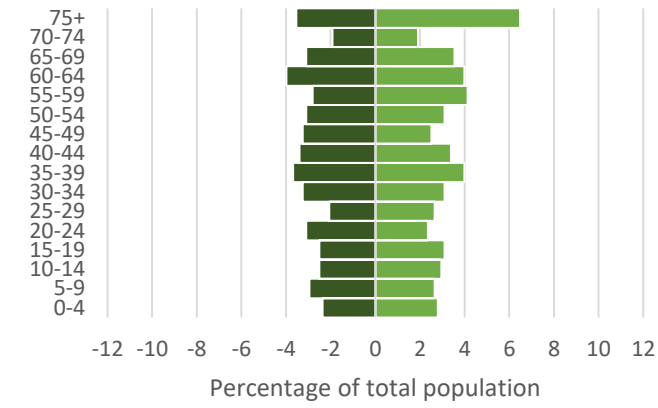
Parksville 2016



Kitimat 2016



Invermere 2016



Housing Stock



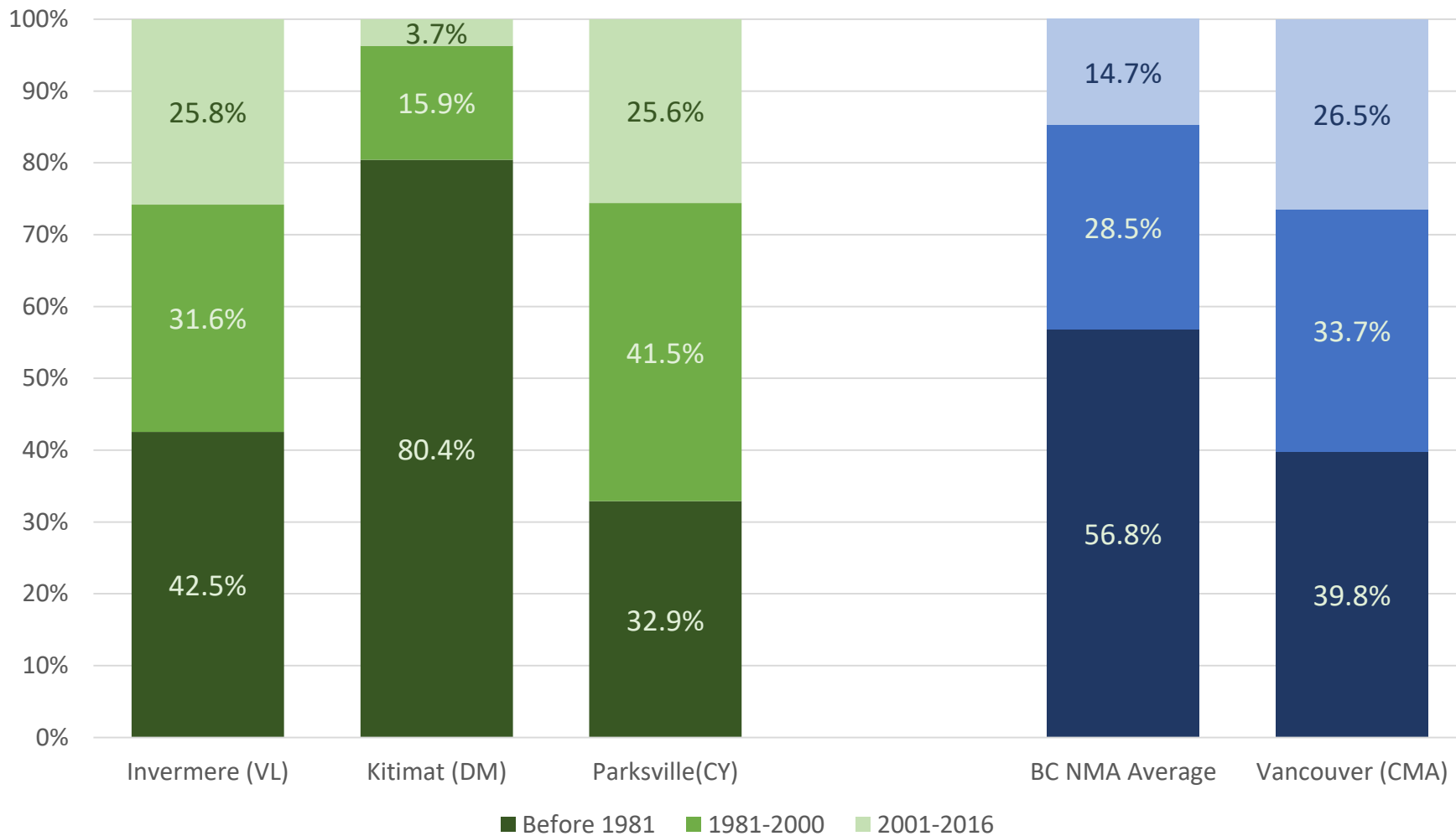
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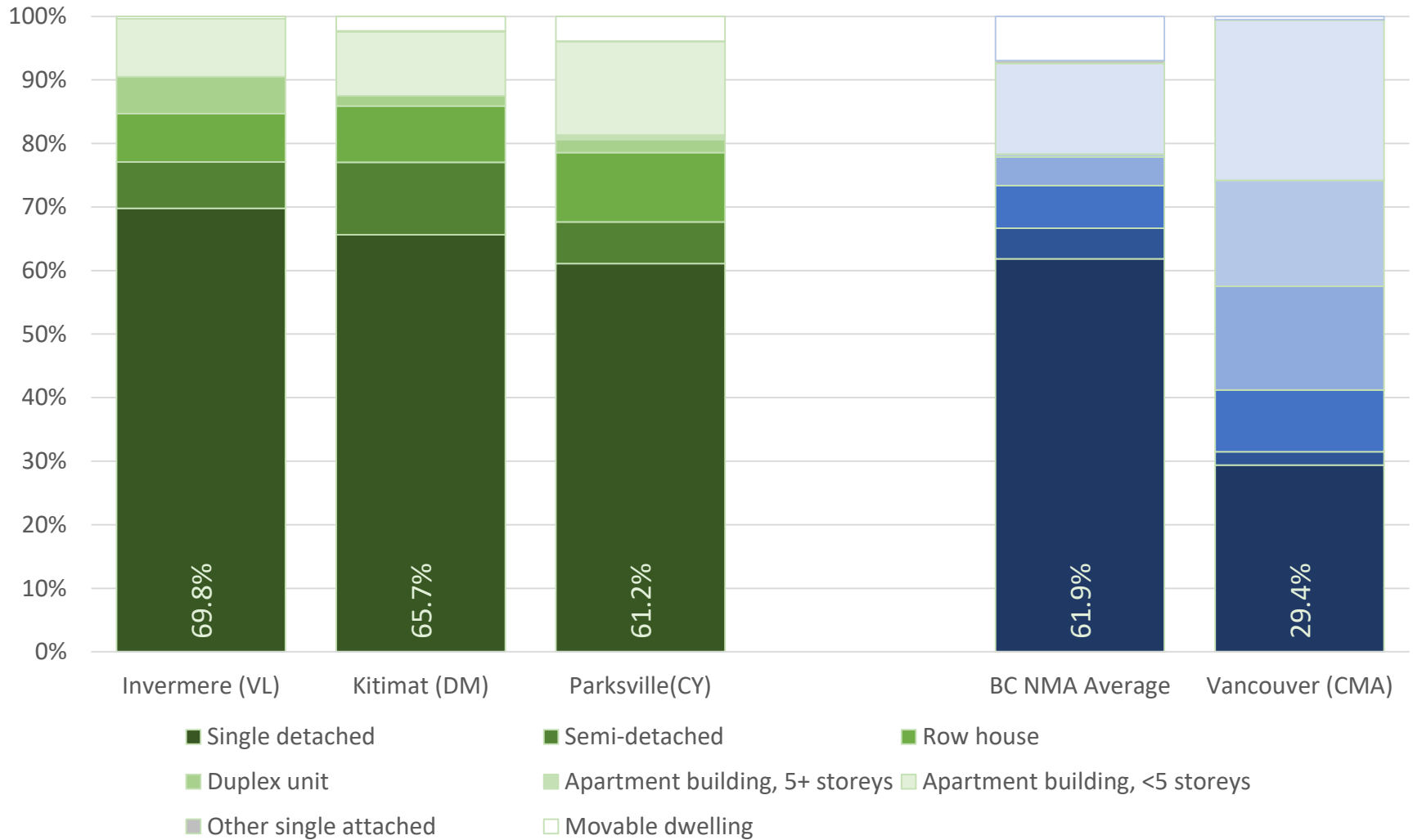
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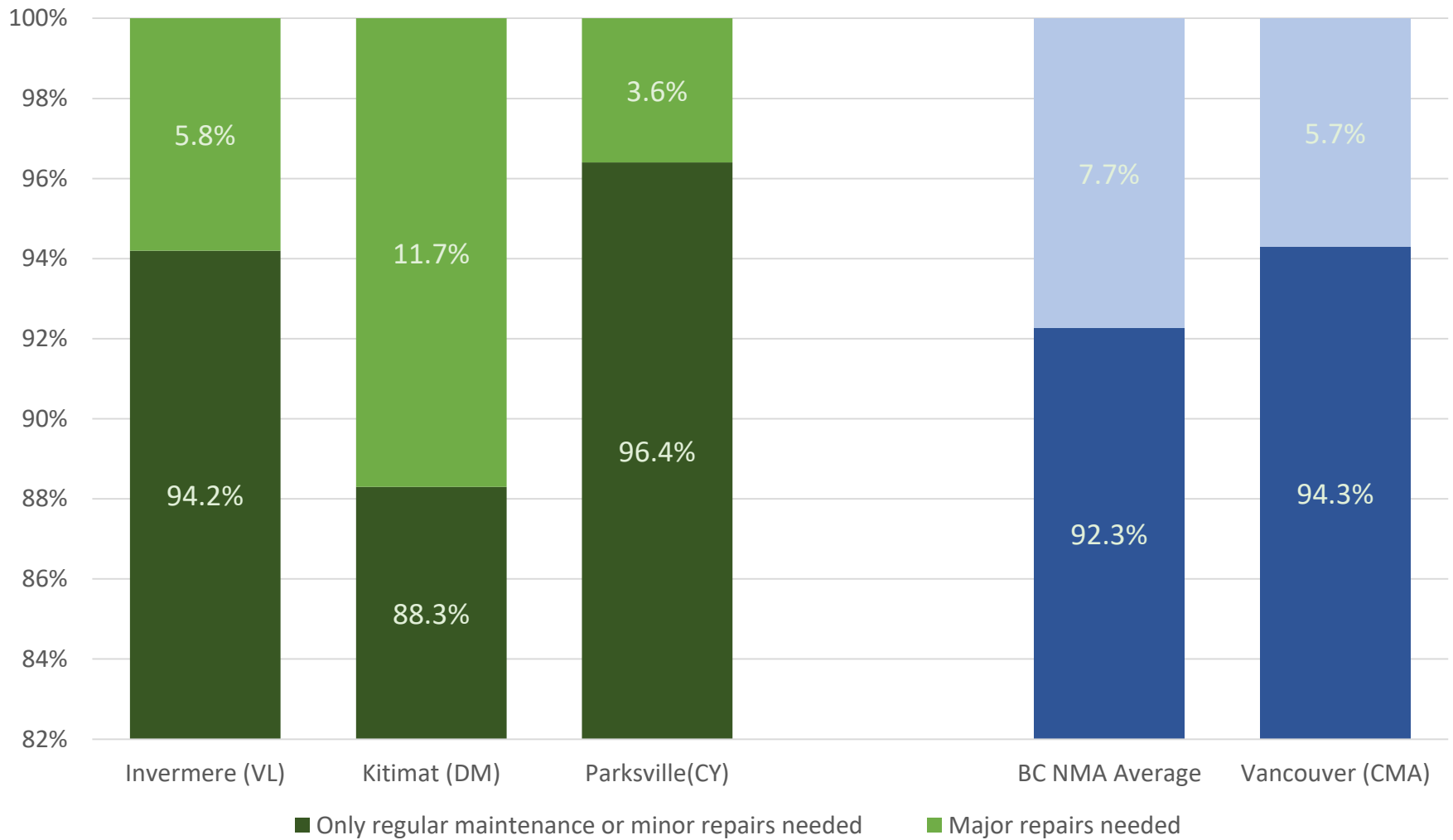
Period of Construction



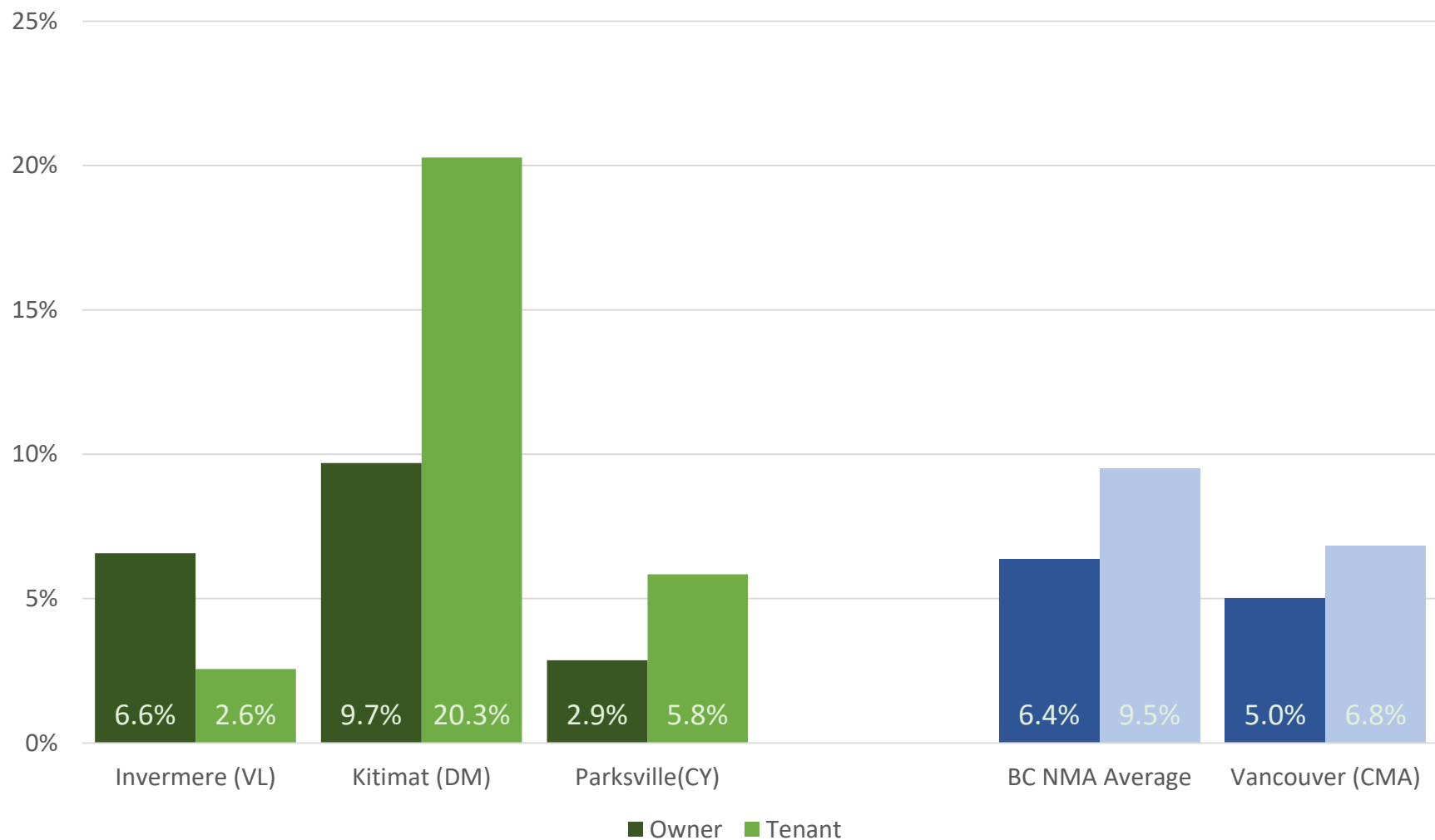
Dwelling Type, 2016



Dwelling Condition, 2016



Major Repairs by Tenancy, 2016



Housing Supply & Demand



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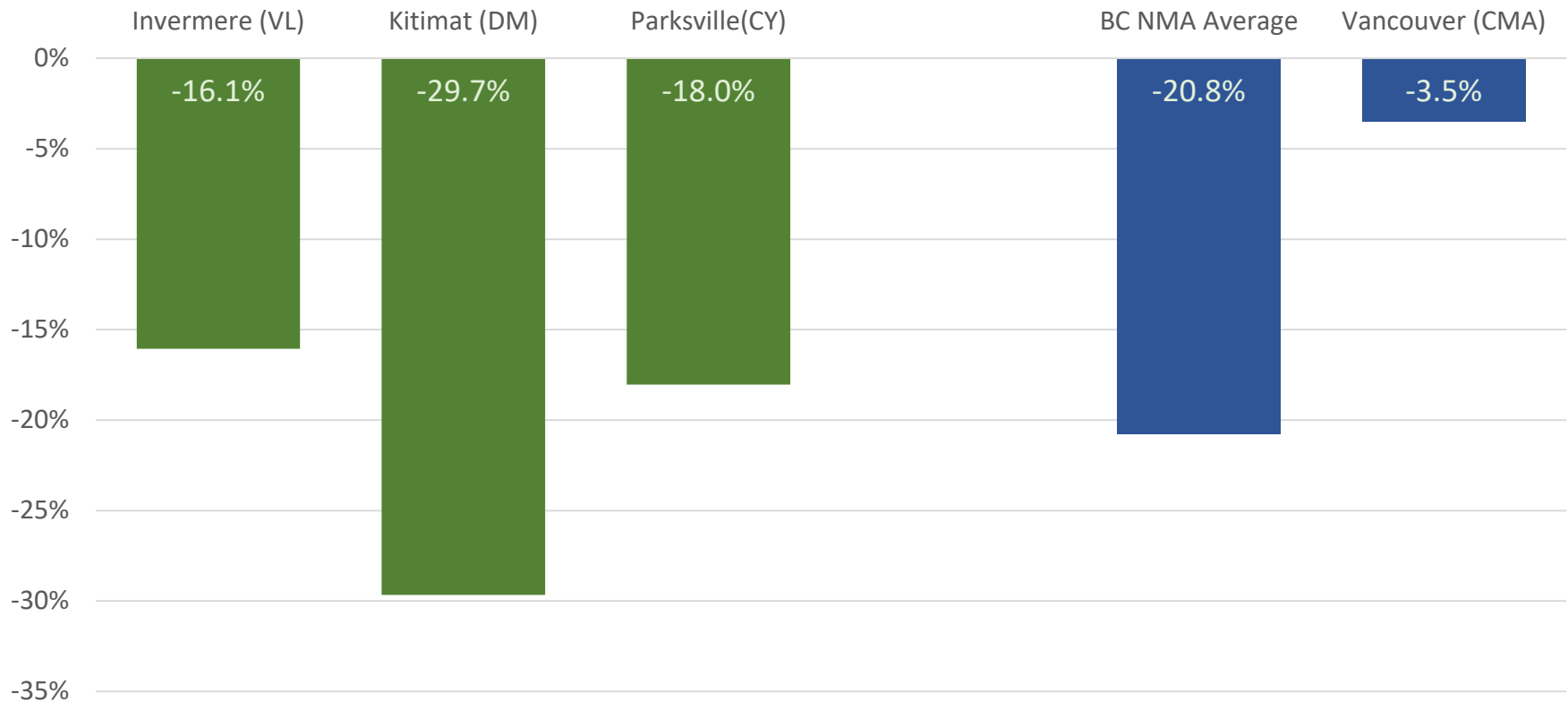
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Average Household Size: Change from 1981-2016

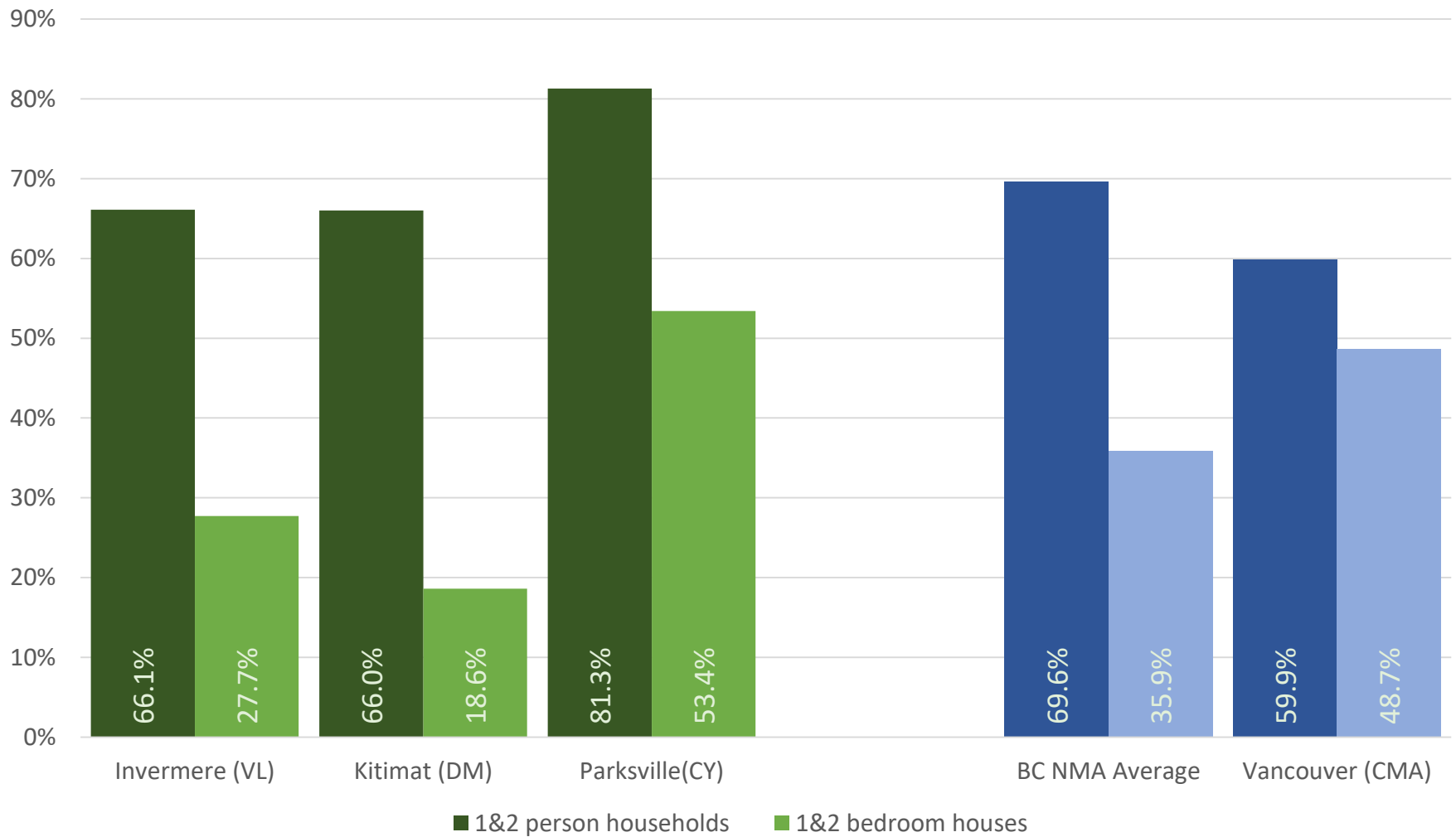


Household size (2016):

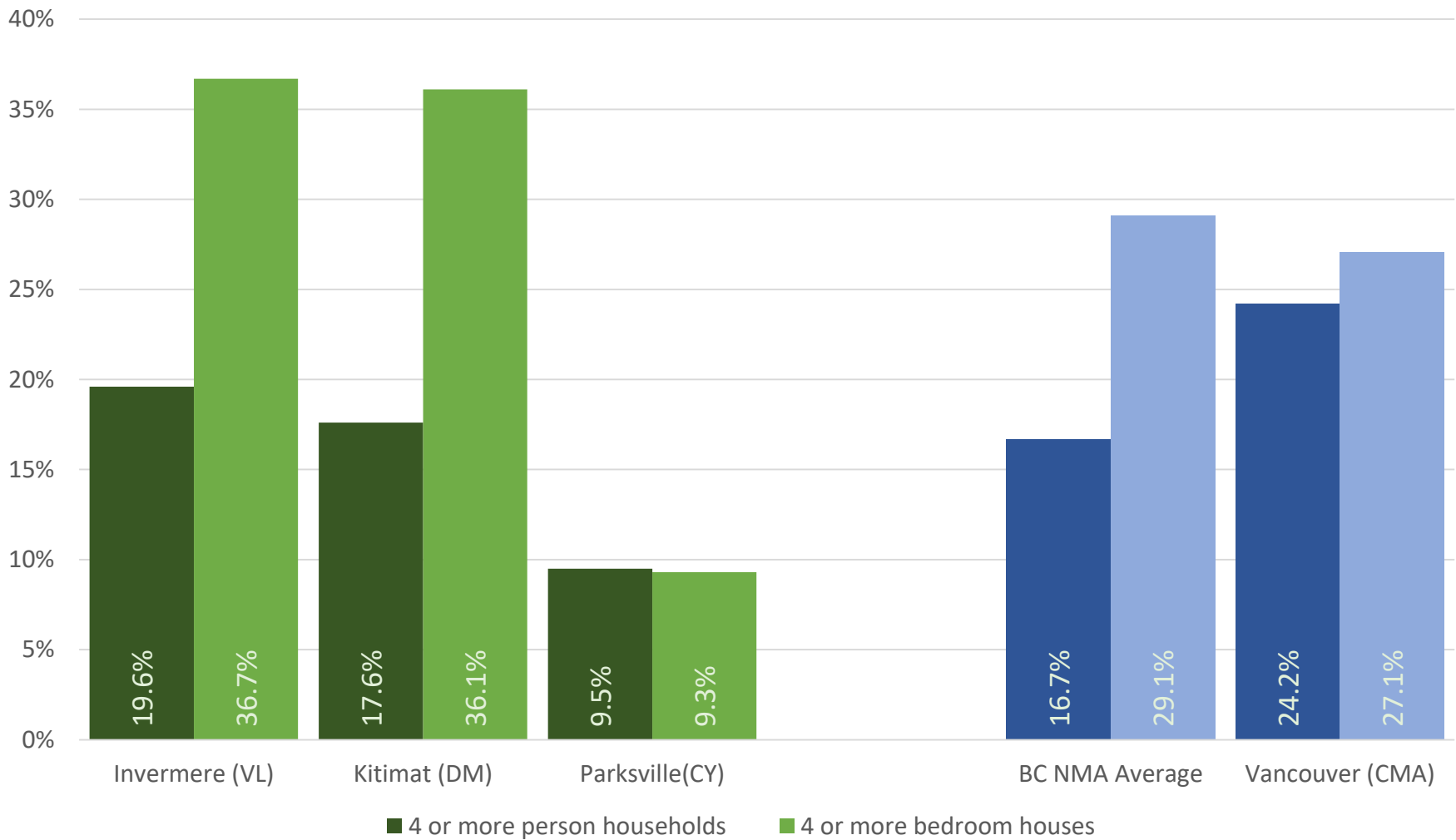
NMA Average: 2.2

Vancouver CMA: 2.5

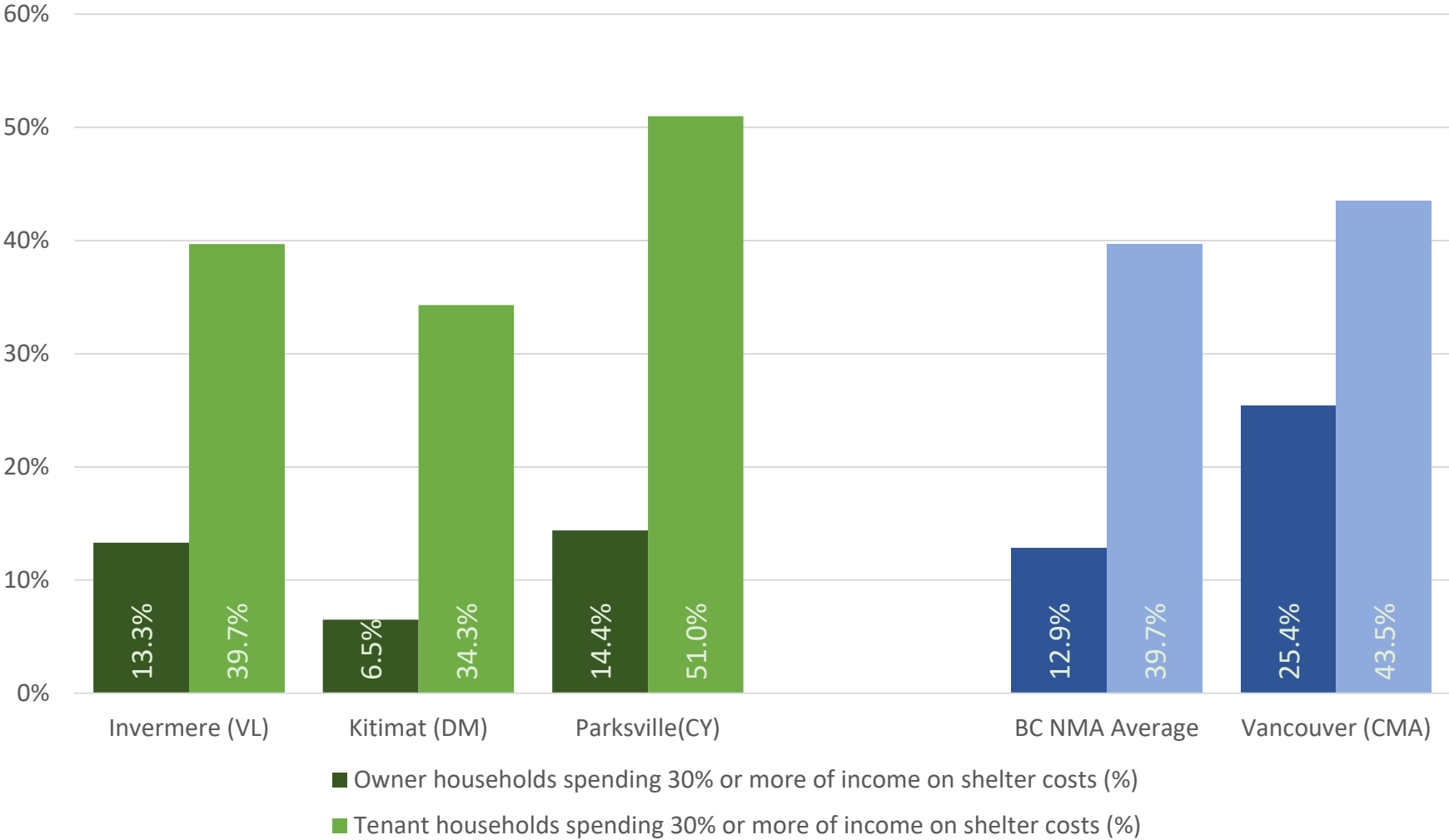
1 & 2 Person Households vs. 1 & 2 Bedroom Houses, 2016



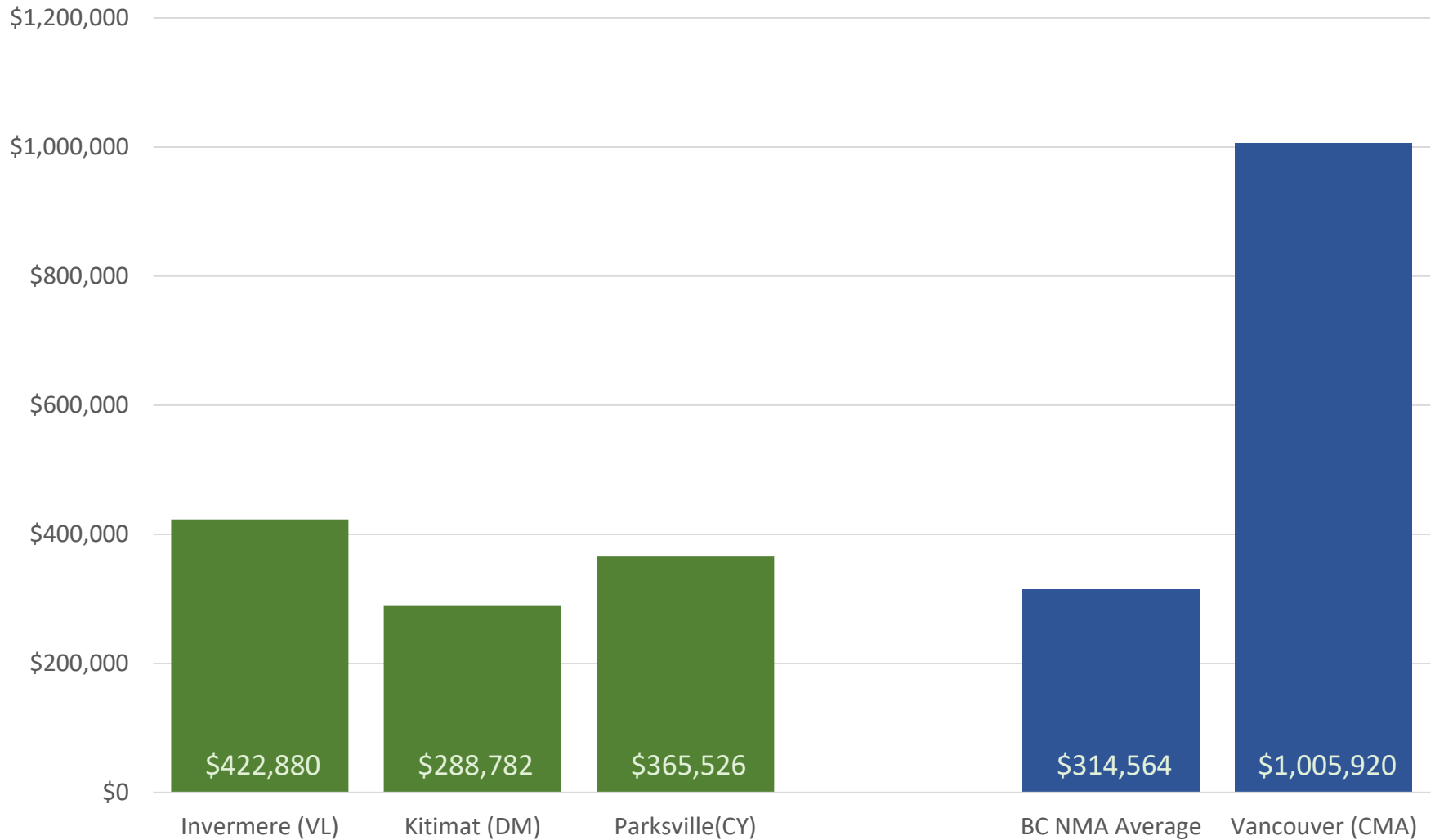
4+ Person Households vs. 4+ Bedroom Houses, 2016



Households Spending 30%+ of their Income on Shelter Costs, 2016



Average Value of Dwelling, 2016



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Addressing Supply & Demand

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Potential Housing Solutions

- Conversion, renovation, revitalization of existing stock
 - Energy efficiency
 - Modern design
 - Smaller households
- Build new
 - Consider household lifecycle and housing choices

Conversion/Renovation



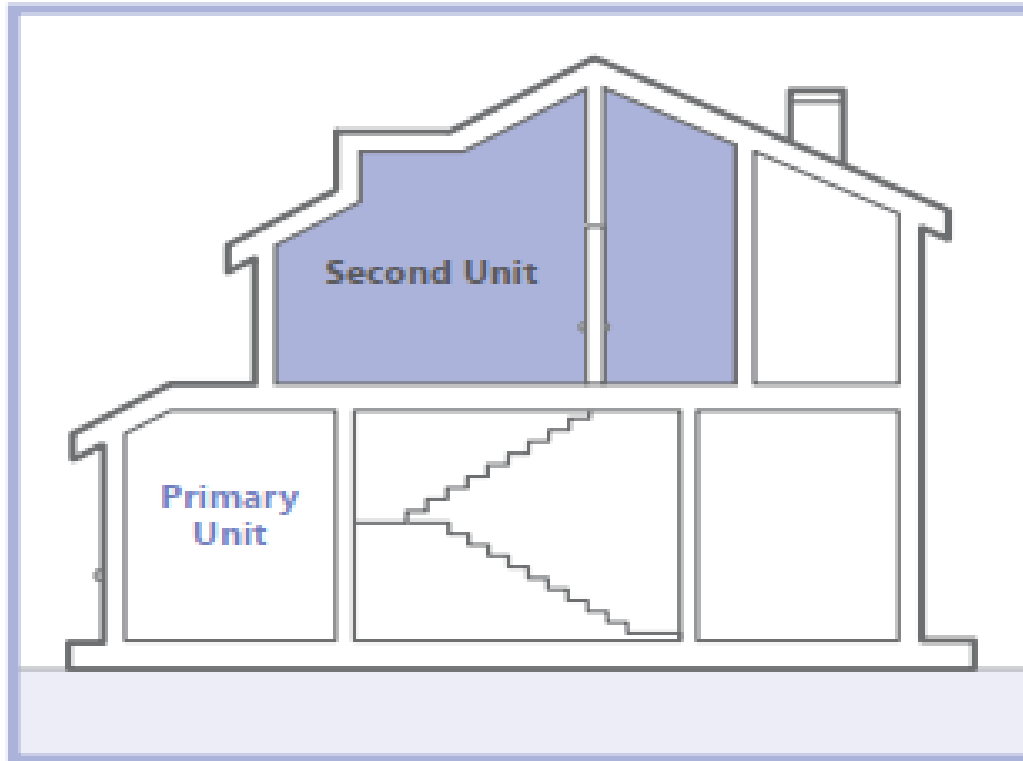
Photo courtesy of Michael Anderson, Bike Portland from *Character-Compatible, Space-Efficient Housing Options for Single-Dwelling Neighborhoods*, May 2016 for the State of Oregon's Transportation and Growth Management Program (TGM), a partnership between the Oregon Department of Land Conservation and Development and the Oregon Department of Transportation

Conversion/Renovation



Photo by Eli Spevak from *Character-Compatible, Space-Efficient Housing Options for Single-Dwelling Neighborhoods*, May 2016 for the State of Oregon's Transportation and Growth Management Program (TGM), a partnership between the Oregon Department of Land Conservation and Development and the Oregon Department of Transportation

Conversion/Renovation



**Second unit - Contained within primary dwelling
(Above ground-level unit).**



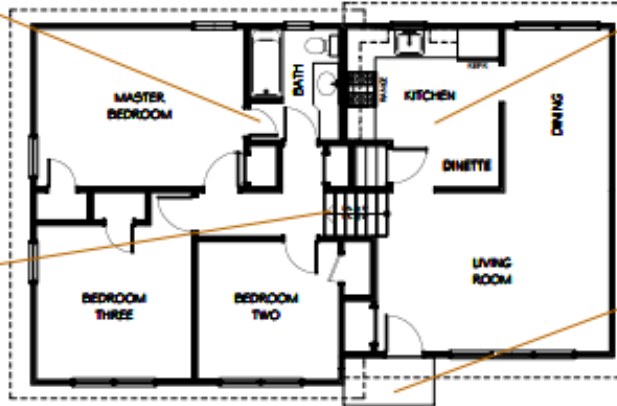
Conversion/Renovation



Conversion/Renovation

The two-door bath, while dysfunctional (someone always leaves a door locked), was a common attempt to make the master bedroom feel like it had a dedicated bath.

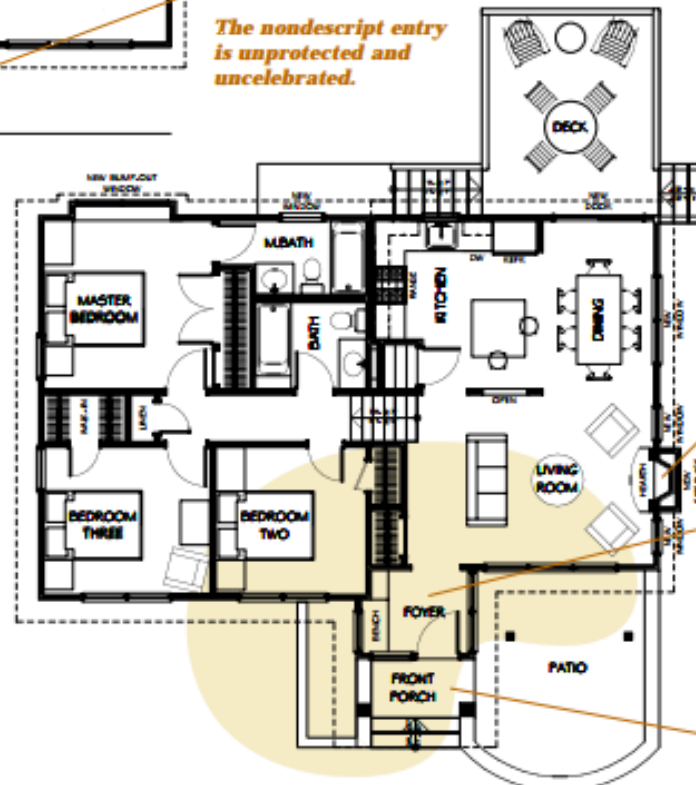
The stairs are located in the center of the house, linking all three levels together—for better or worse.



MAIN LEVEL PLAN "BEFORE"
SCALE: 1/8" = 1'-0" (PLAN) OR 1/8" = 4'-0" (ELEV.)

The kitchen and the cook are isolated from the rest of the main level.

The nondescript entry is unprotected and uncelebrated.



MAIN LEVEL PLAN "AFTER"
SCALE: 1/8" = 1'-0" (PLAN) OR 1/8" = 4'-0" (ELEV.)

Adding a gas fireplace provides a focal point for an otherwise bland room.

Adding an airlock, however small, separates the front entry from the living room.

Adding a small front porch with columns creates an inviting covered entry that reaches toward the street.

Build New



Build New: Small Lots/Pocket Neighbourhoods



Build New: Small Lots/Pocket Neighbourhoods



Photo courtesy of Third Street Cottages and Ross Chapin Architects from *Character-Compatible, Space-Efficient Housing Options for Single-Dwelling Neighborhoods*, May 2016 for the State of Oregon's Transportation and Growth Management Program (TGM), a partnership between the Oregon Department of Land Conservation and Development and the Oregon Department of Transportation

Build New: Duplexes



Photo courtesy of PCRI from *Character-Compatible, Space-Efficient Housing Options for Single-Dwelling Neighborhoods*, May 2016 for the State of Oregon's Transportation and Growth Management Program (TGM), a partnership between the Oregon Department of Land Conservation and Development and the Oregon Department of Transportation

Build New: Garden Home



Photo courtesy of Ellen Bassett (accessorydwellings.org) from *Character-Compatible, Space-Efficient Housing Options for Single-Dwelling Neighborhoods*, May 2016 for the State of Oregon's Transportation and Growth Management Program (TGM), a partnership between the Oregon Department of Land Conservation and Development and the Oregon Department of Transportation

Build New: Garden Home



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Thank You!

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