BUILDING FOUNDATIONS FOR THE FUTURE:
Housing, community development, and economic opportunity in non-metropolitan Canada

Addendum Data: British Columbia Community Sample

Summer 2020

Marleen Morris, Julia Good, and Greg Halseth

COMMUNITY
DEVELOPMENT
INSTITUTE

CDI
UNBC

Acknowledgements

Availability

This addendum report is posted on the website of the Community Development Institute at UNBC: https://www.unbc.ca/community-development-institute/researchprojects.

The Community Development Institute

The Community Development Institute (CDI) at UNBC was established in 2004 with a broad mandate in the areas of community, regional, and economic development. Since its inception, the CDI has worked with communities across the northern and central regions of British Columbia to develop and implement strategies for economic diversification and community resilience.

Dedicated to understanding and realizing the potential of BC's non-metropolitan communities in a changing global economy, the CDI works to prepare students and practitioners for leadership roles in community and economic development, and to create a body of knowledge, information, and research that will enhance our understanding and our ability to deal with the impacts of ongoing transformation. The Community Development Institute is committed to working with all communities – Indigenous and non-Indigenous – to help them further their aspirations in community and regional development.

Contact Information

For further information about this topic and the project, please contact Marleen Morris or Greg Halseth, Co-Directors of the Community Development Institute.

Community Development Institute
University of Northern British Columbia
3333 University Way
Prince George, BC V2N 4Z9
Tel 250 960-5952
www.unbc.ca/community-development-institute

Table of Contents

Table of Figures

COMMUNITY
DEVELOPMENT
INSTITUTE
CDI
UNBC

Building Foundations for the Future: Addendum   iii

Introduction

In non-metropolitan Canada, the state of housing has become a key constraint on economic and community development. This study points to a number of emerging issues and challenges, looks at the implications of these, and concludes with a call to action on housing issues in non-metropolitan areas in Canada.

Understanding that housing is a critical building block for community and economic development, the Community Development Institute (CDI) at the University of Northern British Columbia (UNBC) has focused much of its research on identifying and exploring the issues, needs, and opportunities for non-metropolitan housing. Based on our long-standing background in housing, and through a number of commissioned housing studies in northern British Columbia (BC) communities in recent years, the authors began to recognize patterns of housing issues across non-metropolitan communities. This caught the attention of BC Housing, who then commissioned further research to explore whether those patterns held true across BC. When this was confirmed, the CDI began to look at other provinces and territories across Canada.

This data compilation is an addendum to *Building Foundations for the Future: Housing, community development, and economic opportunity in non-metropolitan Canada*. It presents data tables for 14 British Columbia communities, which were part of our initial research sample. The data includes demographic information, as well as data on housing stock, affordability, and home ownership rates.

COMMUNITY
DEVELOPMENT
INSTITUTE
CDI
UNBC

Methodology

Statistics Canada classifies communities as Census Metropolitan Areas (CMA) when they have reached a population of 100,000. According to the 2016 census, roughly one-third of Canadians live outside of CMAs. Communities with 10,000 to 99,999 people are categorized by their population size as Census Agglomerations (CA). Smaller municipalities and settlements are sorted into Metropolitan Influence Zones (MIZ) according to their level of regional interconnectivity with metropolitan centres.

For our study, we decided to look at the full range of communities outside of CMAs. From the non-metropolitan area (NMA) of BC, we selected a sample of 14 communities from our dataset. These NMA communities range in 2016 population size from 5.085 (Osoyoos) to 33,761 (Penticton). The histories of the communities in our sample vary from settlements established with early settler economic activity in BC to instant towns purpose-built by industry. They also represent a diverse range of primary economic activity, which includes agriculture, forestry, mining, oil and gas, fishing, manufacturing, tourism, retirement living, and government services. The sample communities are commonly located some distance from, and have a weak connection to, a CMA.

NMA housing has to be considered in the context of the NMA population and their needs. For this reason, the research focused first on collecting demographic data, including current population, population change over time, age, and household size. Next, data was collected on the housing in each community, including characteristics of the housing stock, housing affordability, and home ownership rates in each community. In the main report, the data was analyzed, and despite the wide variations in the sample communities, a number of patterns are evident in practically all of the NMA communities examined so far. These communities appear to tell a consistent housing story.
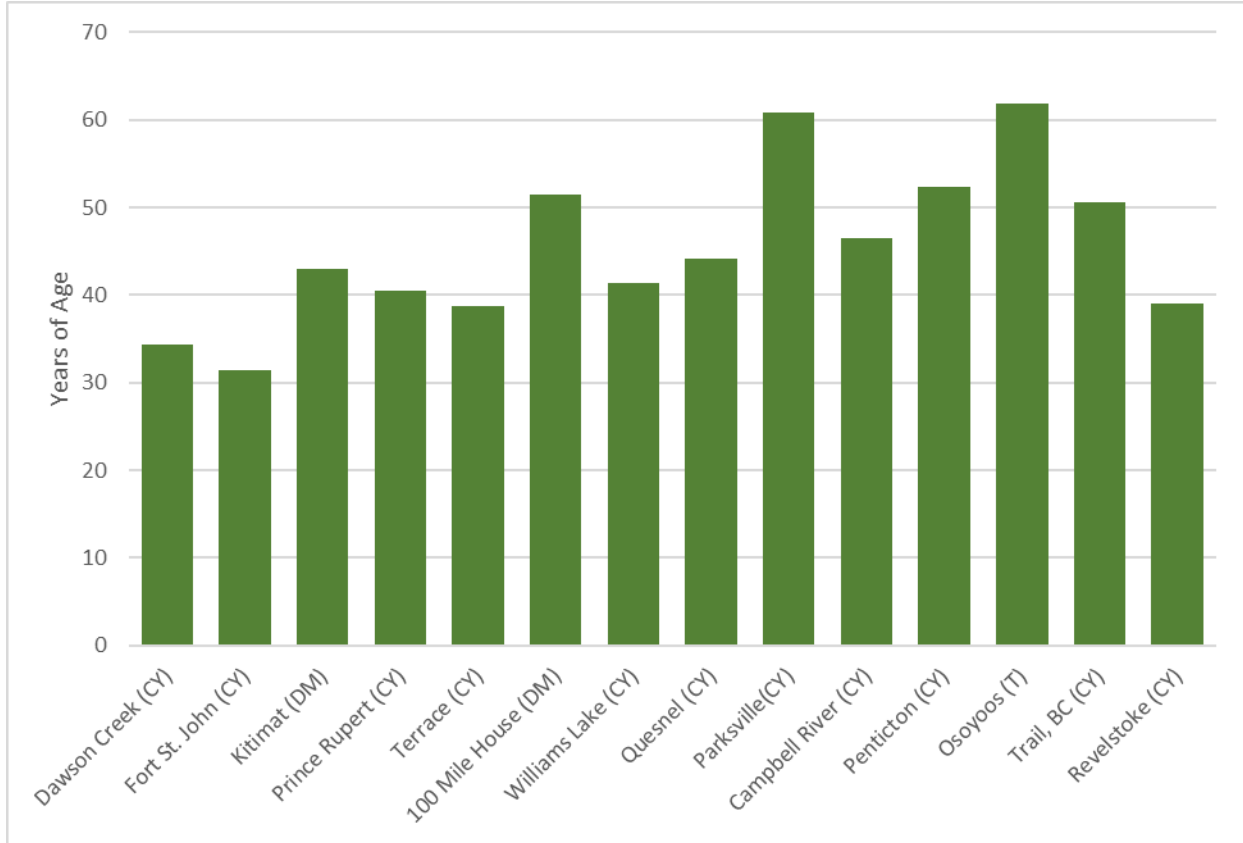
COMMUNITY
DEVELOPMENT
INSTITUTE
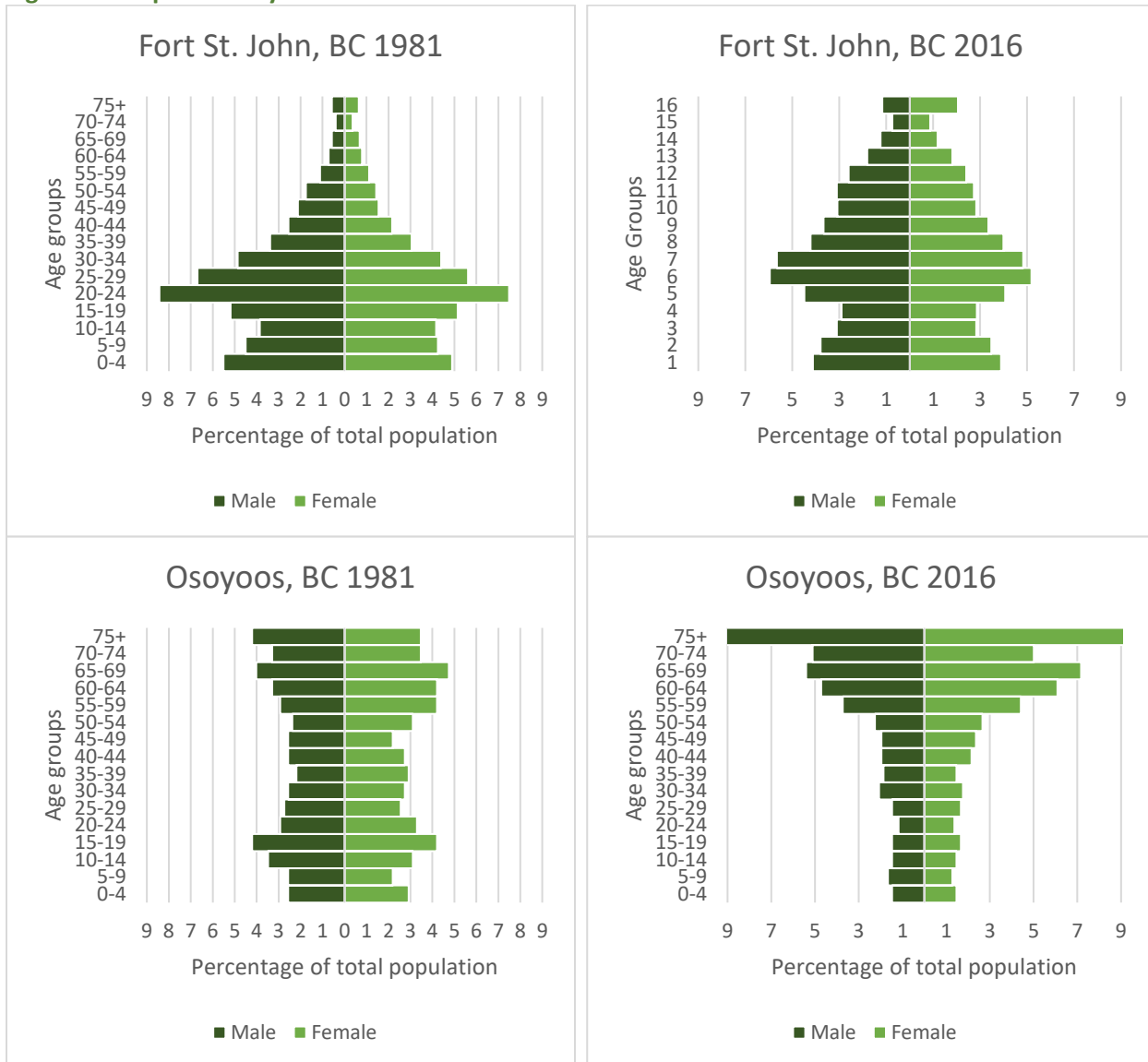UNBC

Population Data

Figure 1.1 Total Population Change
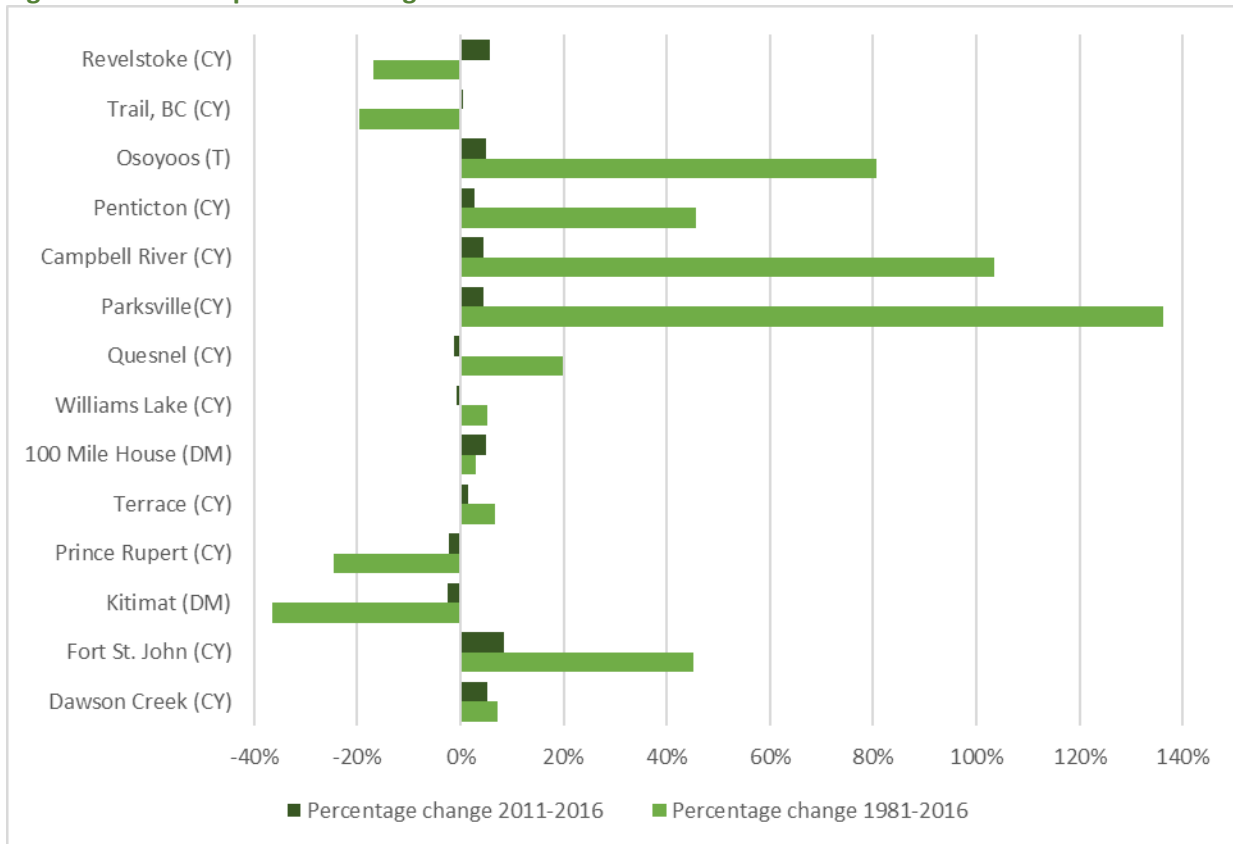
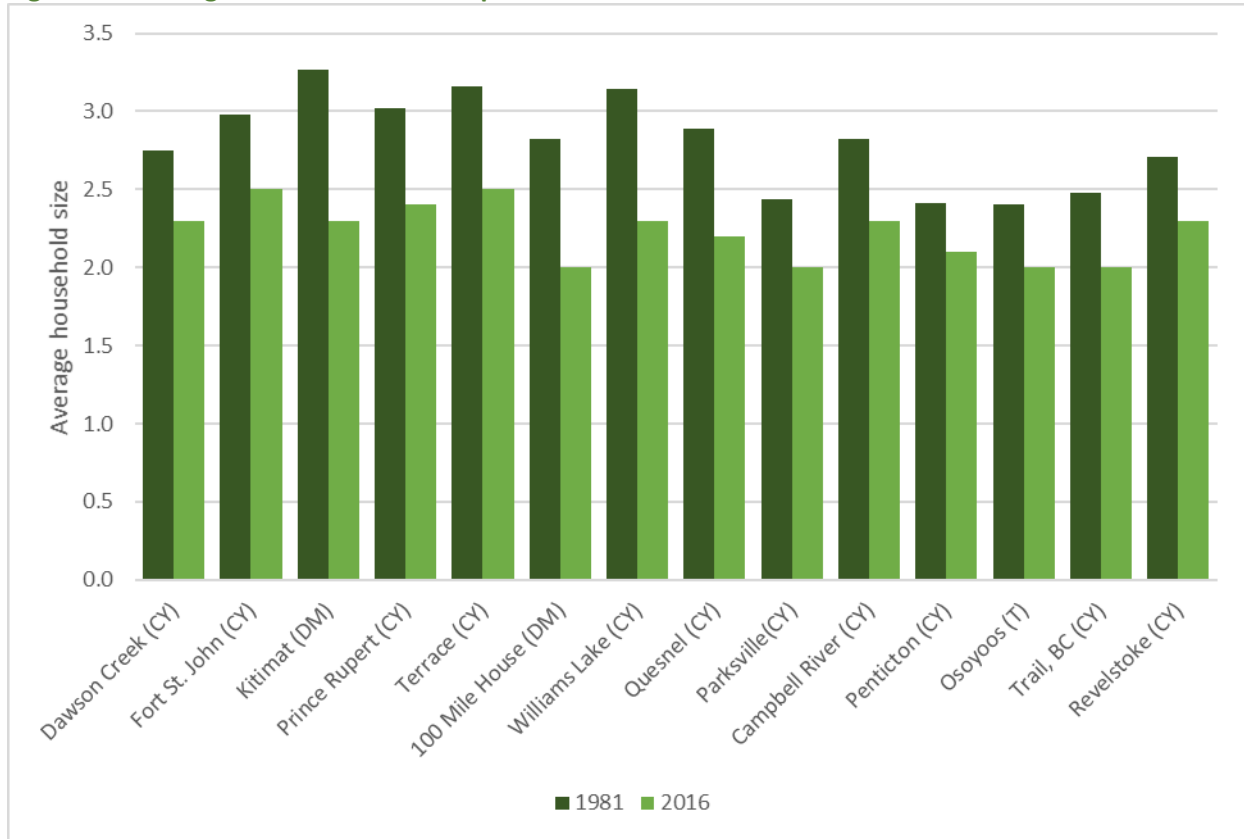Source: Statistics Canada. 1981-2016. Census Program.

Figure 1.2 Median Age, 2016

Source: Statistics Canada. 2016. Census Program.

COMMUNITY
DEVELOPMENT
INSTITUTE
CDI
UNBC

Figure 1.3 Population Pyramids

Fort St. John, BC 1981

Fort St. John, BC 2016

Osoyoos, BC 1981

Osoyoos, BC 2016
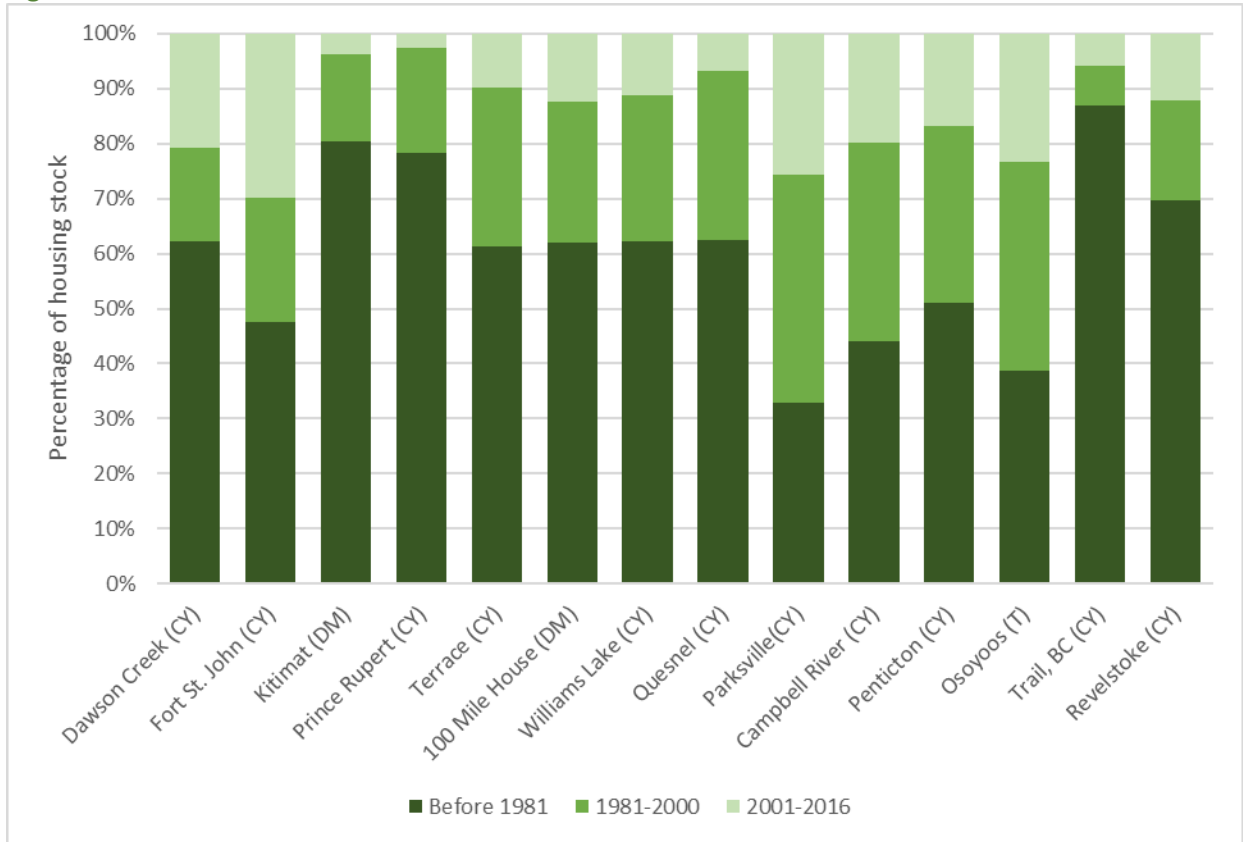

Source: Statistics Canada. 1981 and 2016. Census Program.

Figure 1.4 Average Number of Persons per Private Household

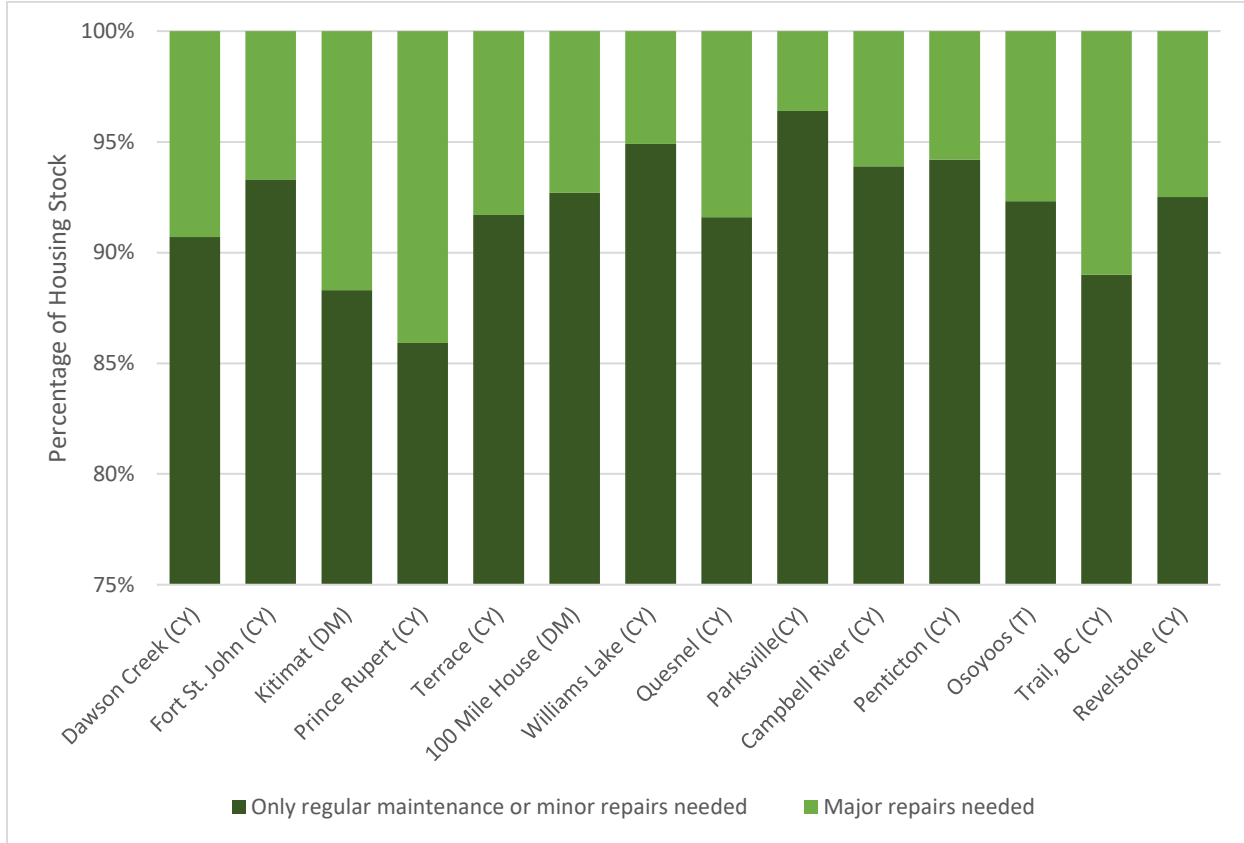Source: Statistics Canada. 1981 and 2016. Census Program.
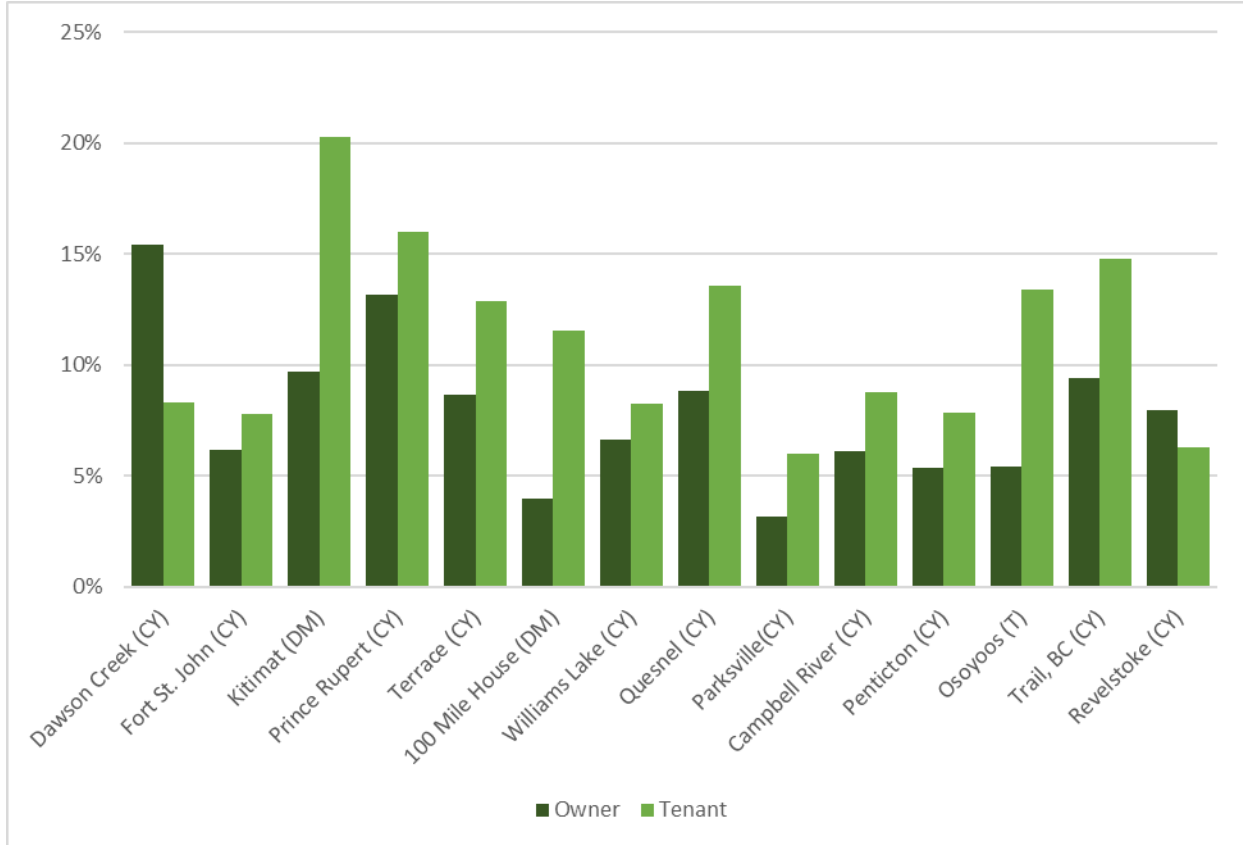
Housing Data

Figure 2.1 Period of Construction

Source: Statistics Canada. 2016. Census Program.

COMMUNITY
DEVELOPMENT
INSTITUTE
CDI
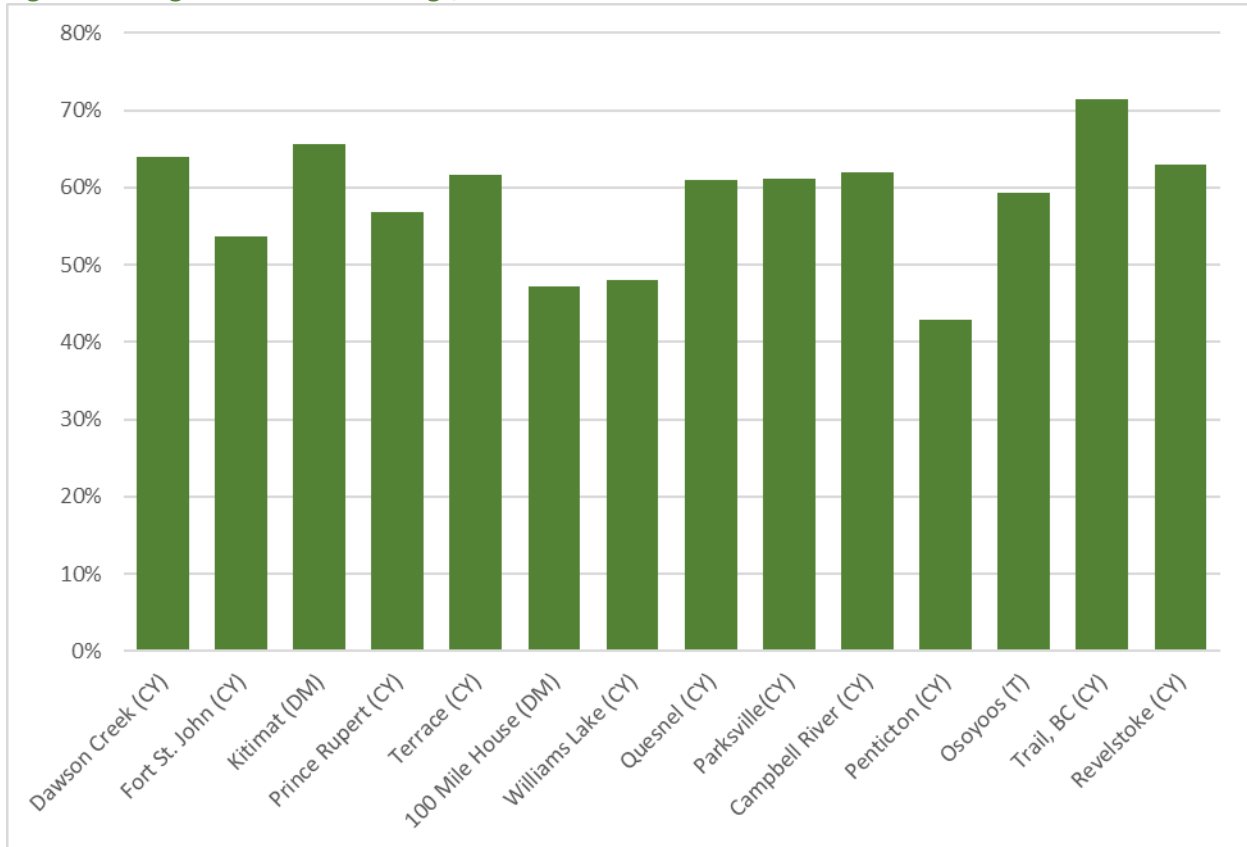UNBC

Figure 2.2 Dwelling Condition, 2016

Source: Statistics Canada. 2016. Census Program.
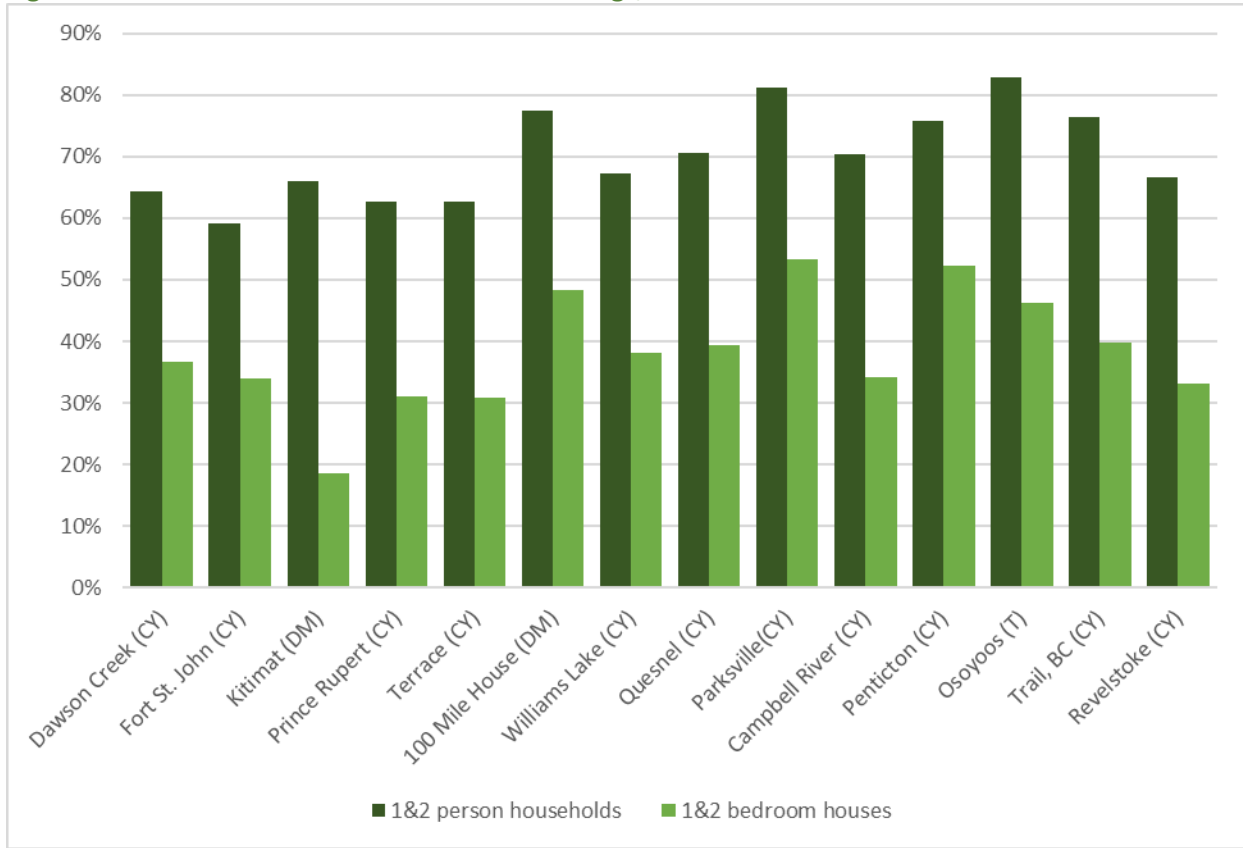
Figure 2.3 Major Repairs Needed by Tenancy, 2016

Source: Statistics Canada. 2016. Census Program.

Figure 2.4 Single Detached Dwellings, 2016

Source: Statistics Canada. 2016. Census Program.

COMMUNITY DEVELOPMENT INSTITUTE
UNBC

Figure 2.5 Smaller Households vs. Smaller Dwellings, 2016

Source: Statistics Canada. 2016. Census Program.

COMMUNITY
DEVELOPMENT
INSTITUTE
UNBC

Figure 2.6 Larger Households vs. Larger Dwellings, 2016

Source: Statistics Canada. 2016. Census Program.

COMMUNITY
DEVELOPMENT
INSTITUTE
CDI
UNBC
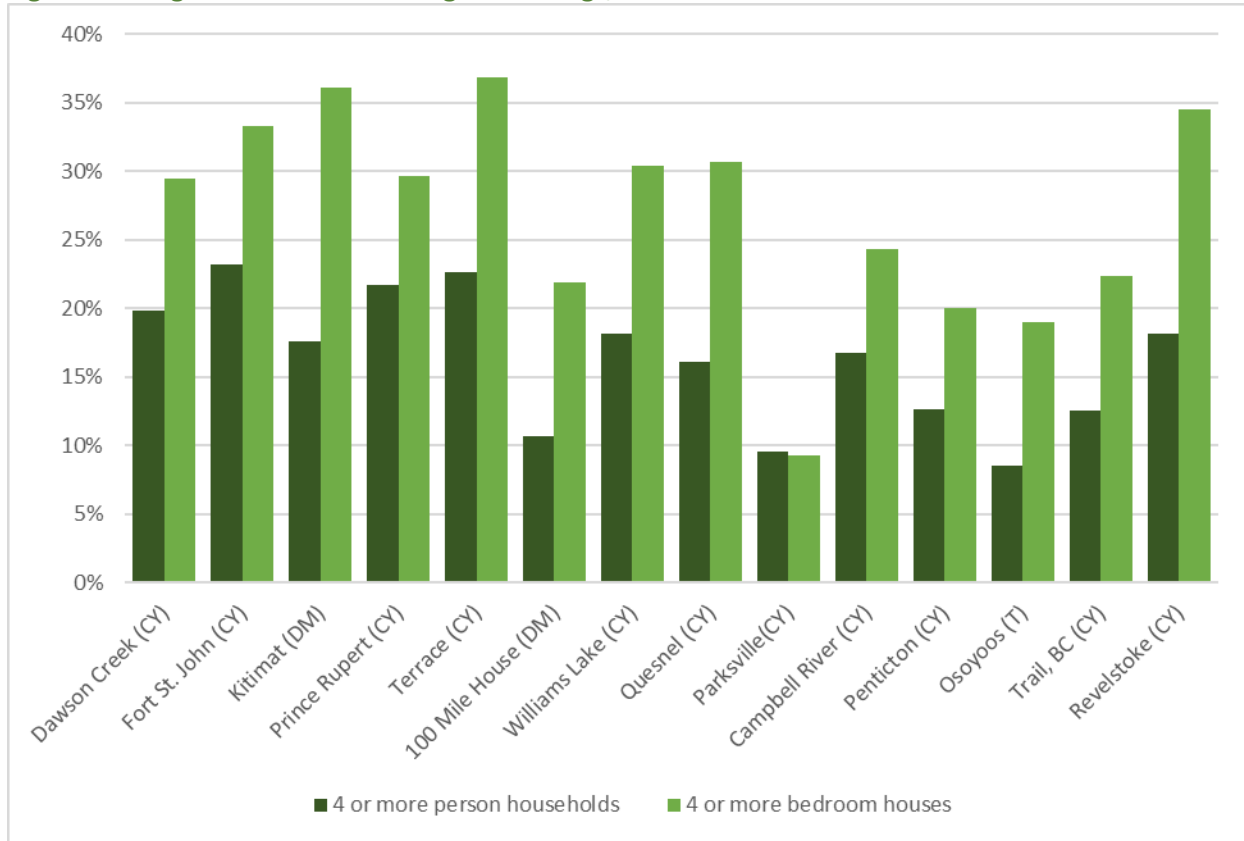
**Figure 2.7 Households Spending 30% + of their Income on Shelter Costs**
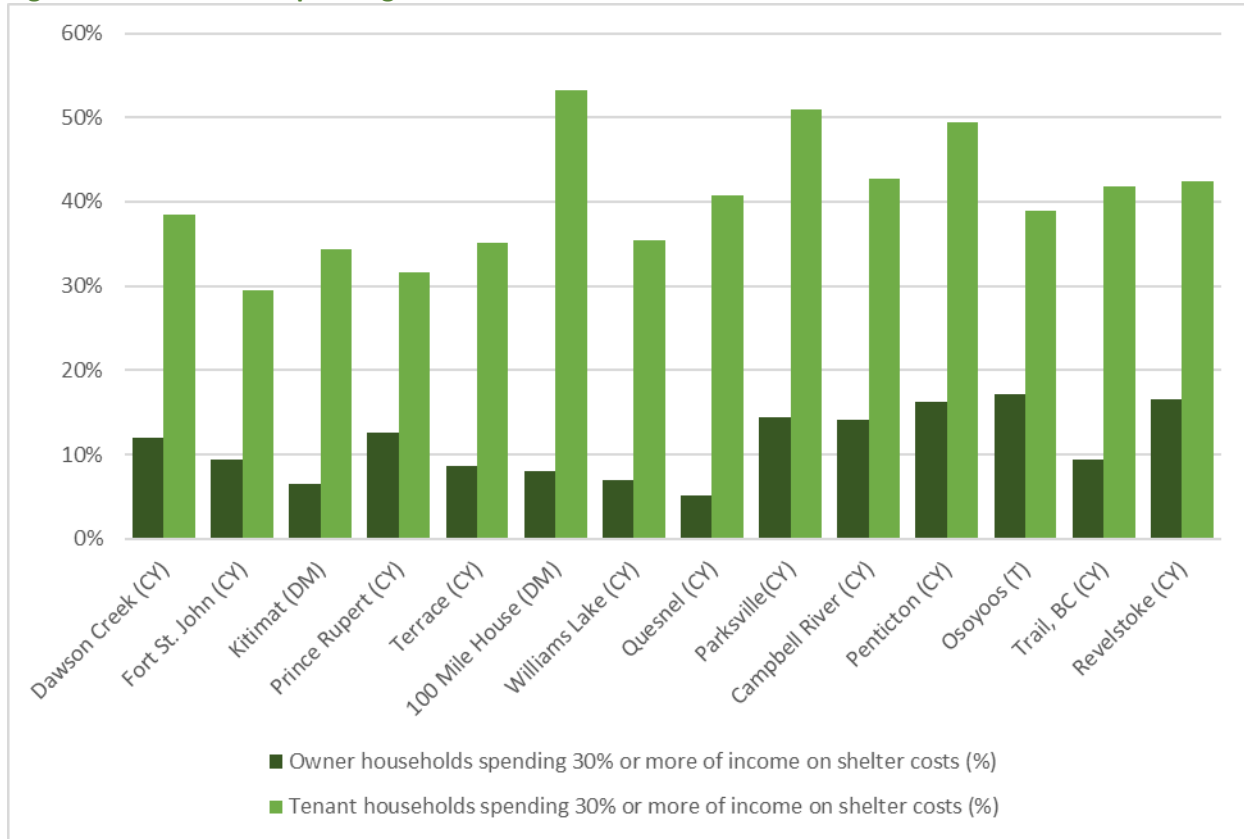
Source: Statistics Canada. 2016. Census Program.
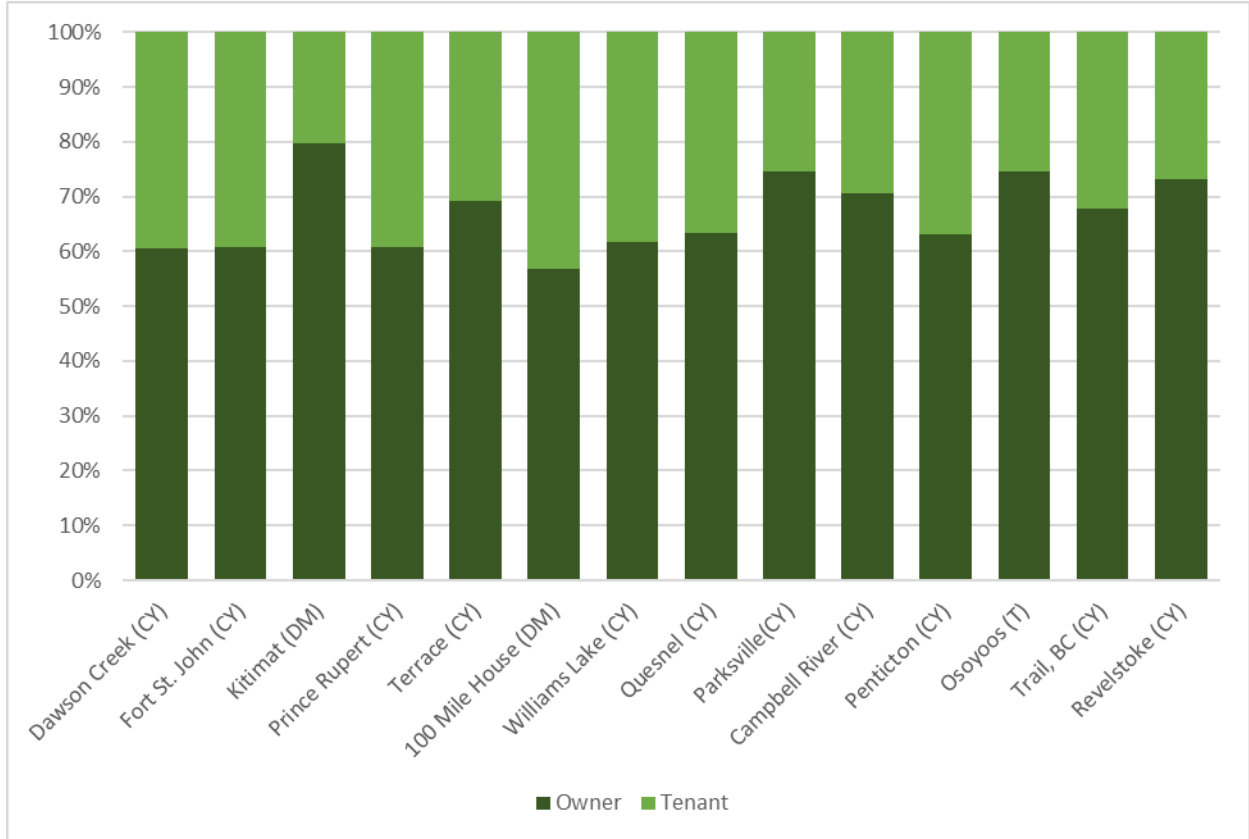
Figure 2.8 Rental Affordability by Tenant Age, 2016

Source: Statistics Canada. 2016. Census Program.

COMMUNITY
DEVELOPMENT
INSTITUTE
UNBC

Figure 2.9 Average Value of Dwellings, 2016

Source: Statistics Canada. 2016. Census Program.

COMMUNITY DEVELOPMENT INSTITUTE

CDI

UNBC
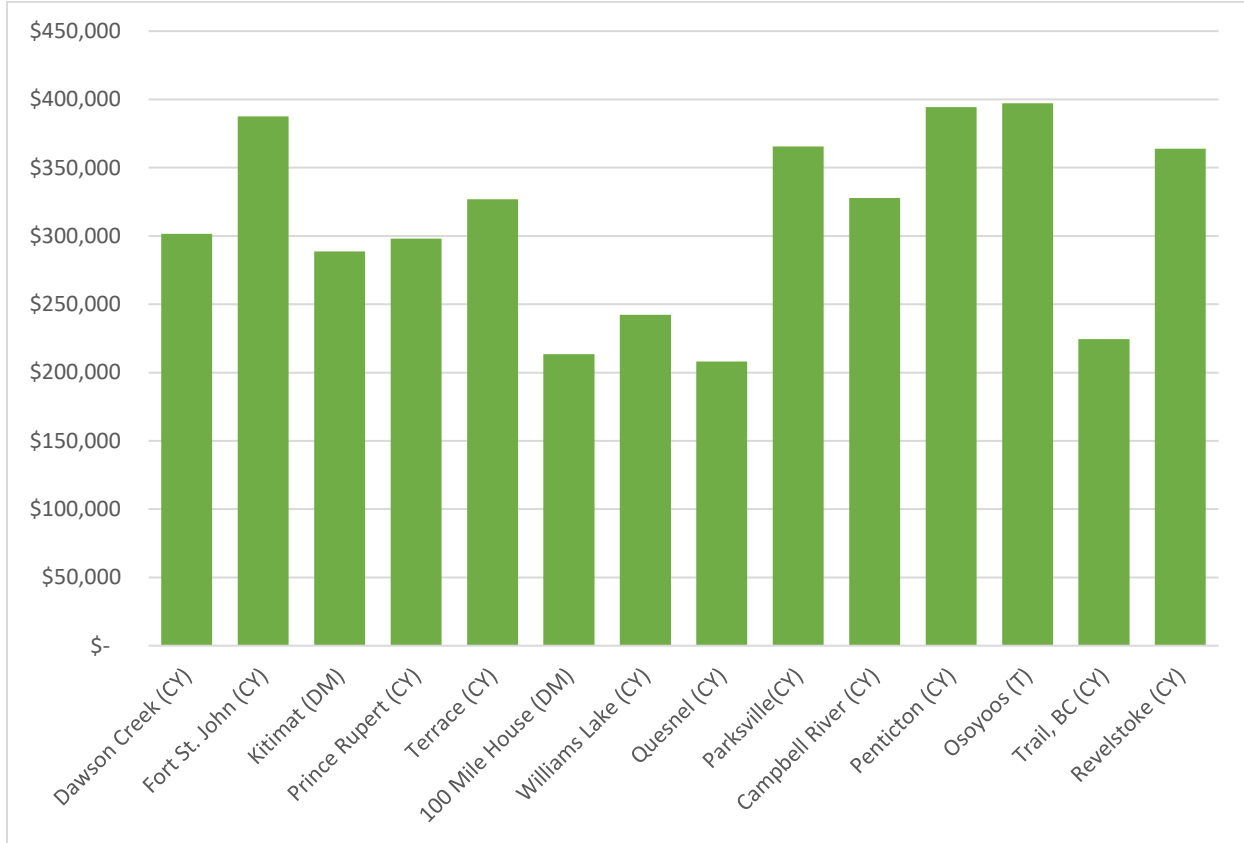
Figure 2.10 Home Ownership Rates, 2016

Source: Statistics Canada. 2016. Census Program.

COMMUNITY
DEVELOPMENT
INSTITUTE

CDI
UNBC