

BC Communities: By the Numbers

Marleen Morris

Co-Director, Community Development Institute, UNBC

Adjunct Professor of Geography, UNBC

BCNPHA: Housing Central – BC's Affordable Housing Conference

Vancouver, BC

November 17, 2025

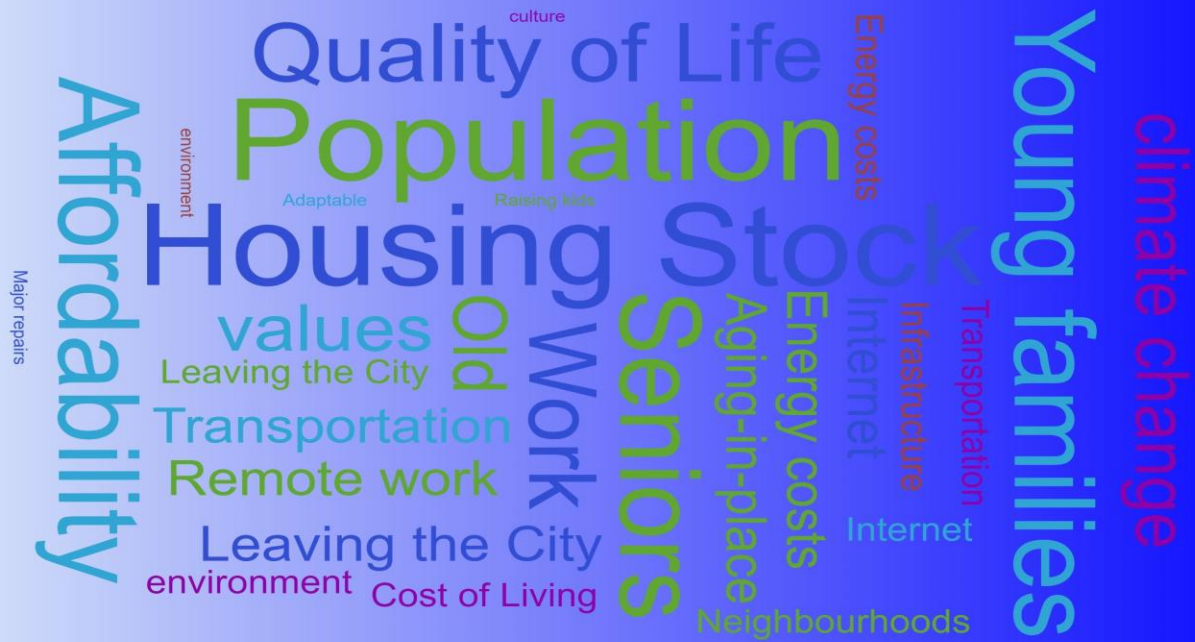
COMMUNITY
DEVELOPMENT
INSTITUTE



Presentation Outline

- Introduction
- Population
- Housing Stock
- Housing Supply & Demand
- CDI Housing Information Portal

Housing Has to Change



Population



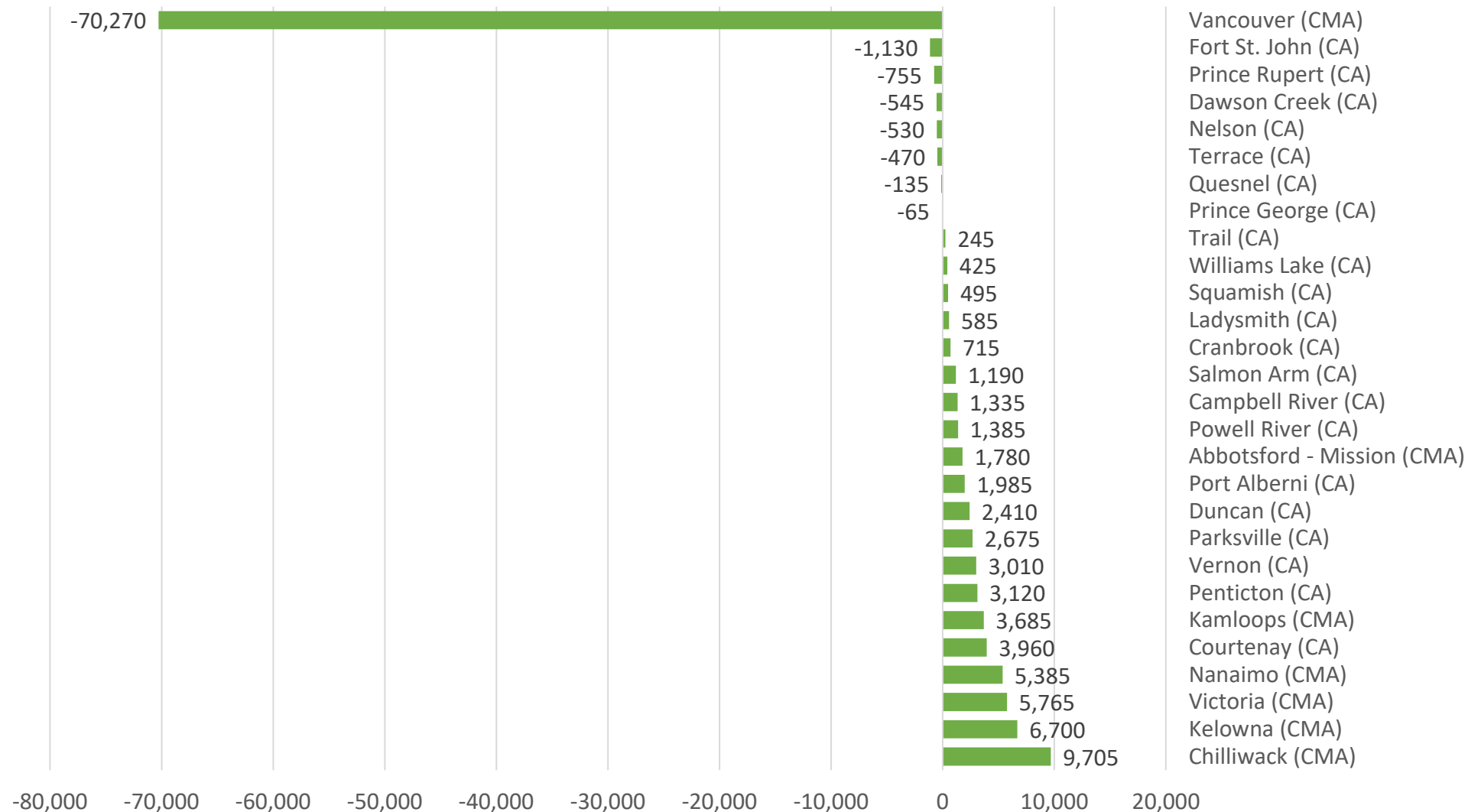
Population in Non-Metro BC is Growing

Census Metropolitan Areas (CMAs):

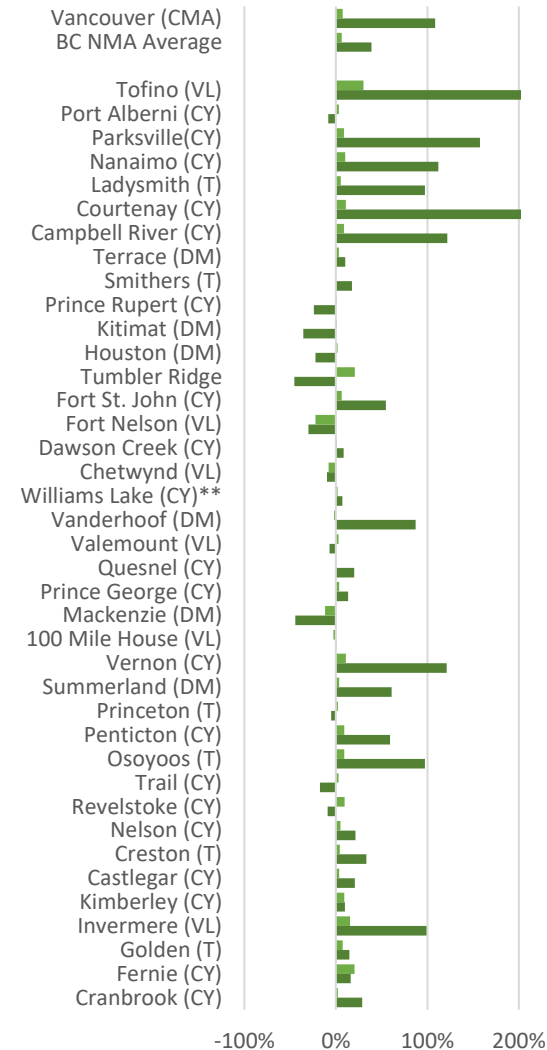
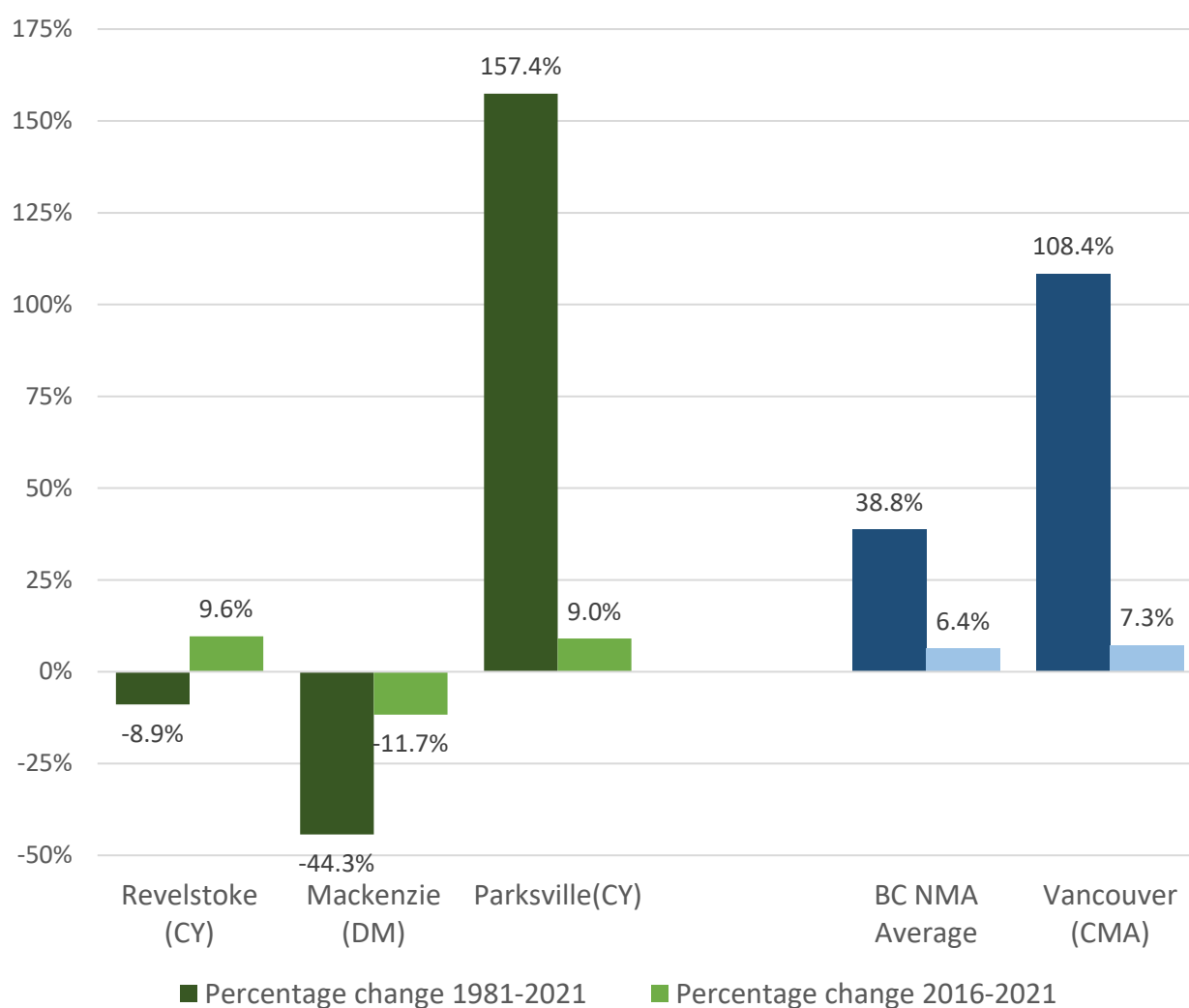
2001	2006-2016	2021
Vancouver Victoria Abbotsford-Mission	Vancouver Victoria Kelowna Abbotsford-Mission	Vancouver Victoria Kelowna Abbotsford-Mission Nanaimo Kamloops Chilliwack

- Non-metropolitan areas are consistently growing.
- Restructuring occasionally reduces total NMA population.
- There are 600k private dwellings in non-metropolitan BC.*
- 25% of the 2021 BC population live in NMA (1.2 million).

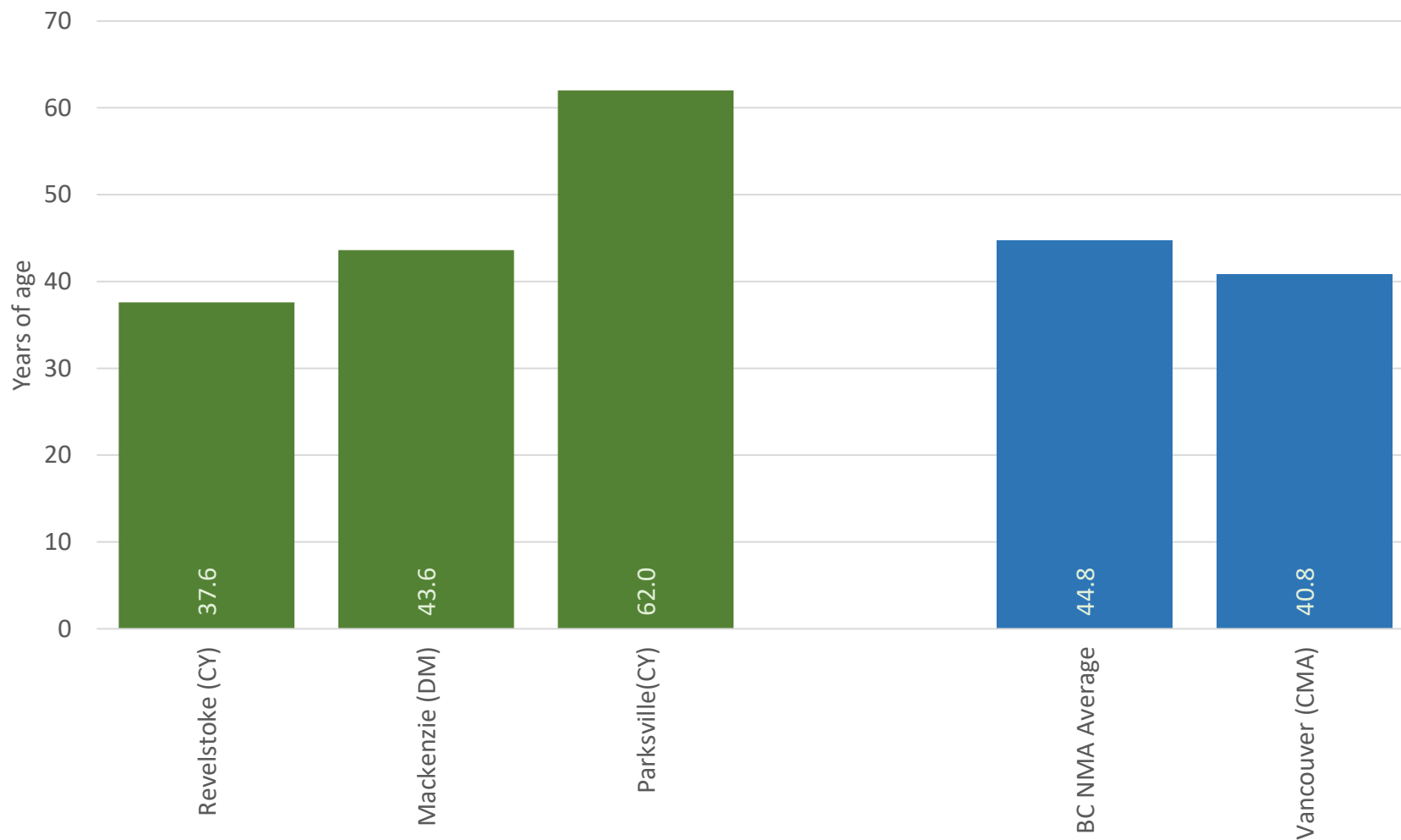
Net Intraprovincial Migration, 2016-2021



Population Change in NMA BC

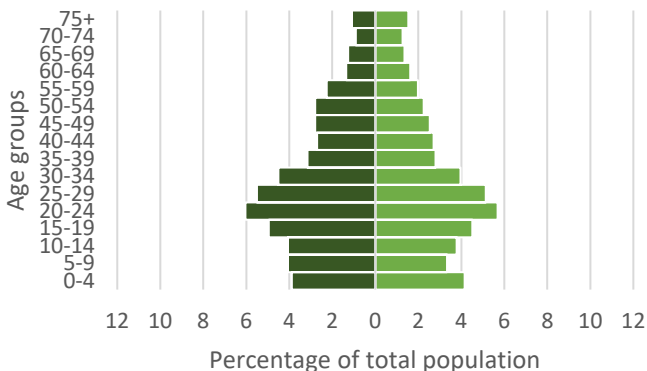


Median Age, 2021



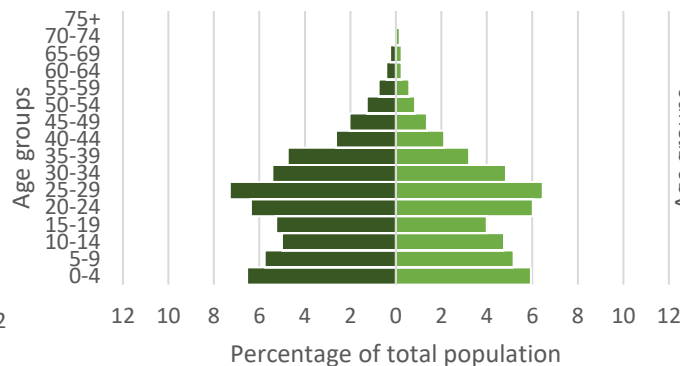
Population is Aging

Revelstoke 1981



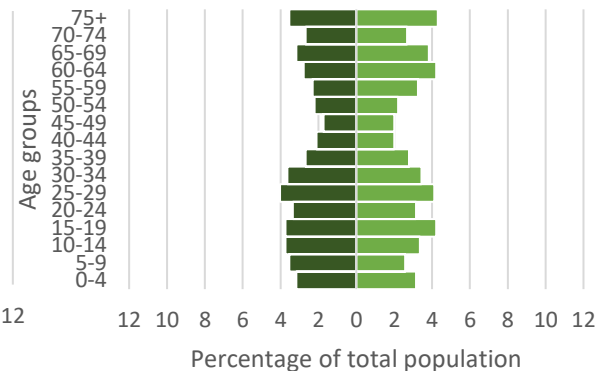
■ Male ■ Female

Mackenzie 1981



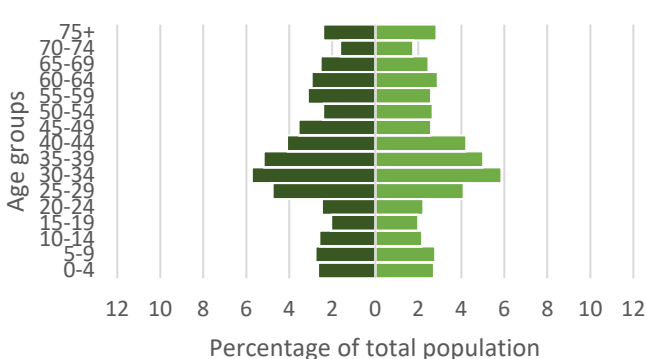
■ Male ■ Female

Parksville 1981



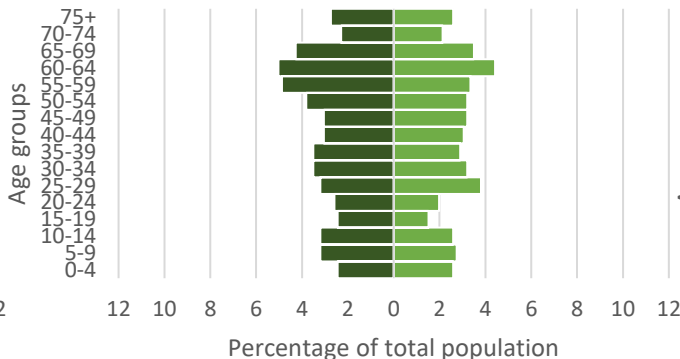
■ Male ■ Female

Revelstoke 2021



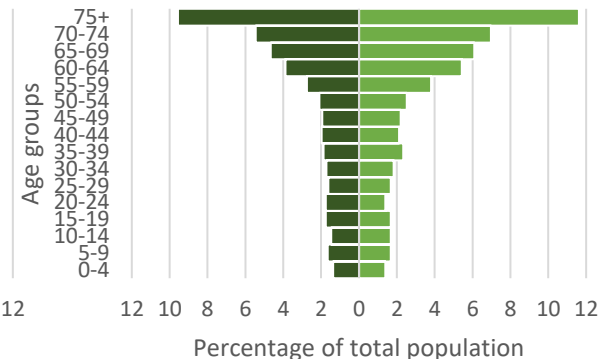
■ Men+ ■ Women+

Mackenzie 2021



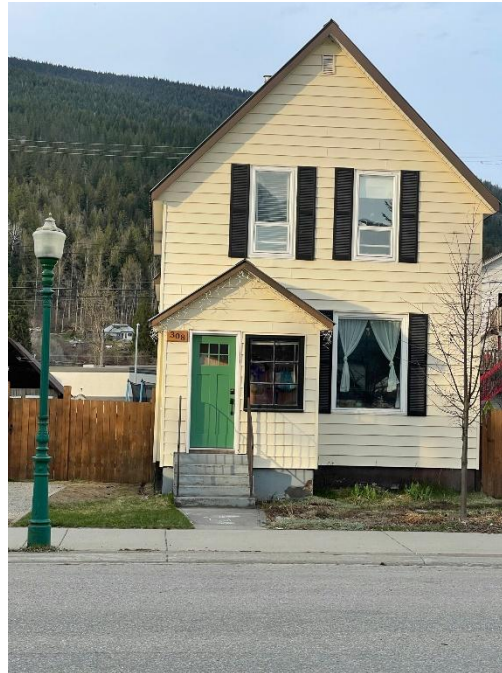
■ Men+ ■ Women+

Parksville 2021

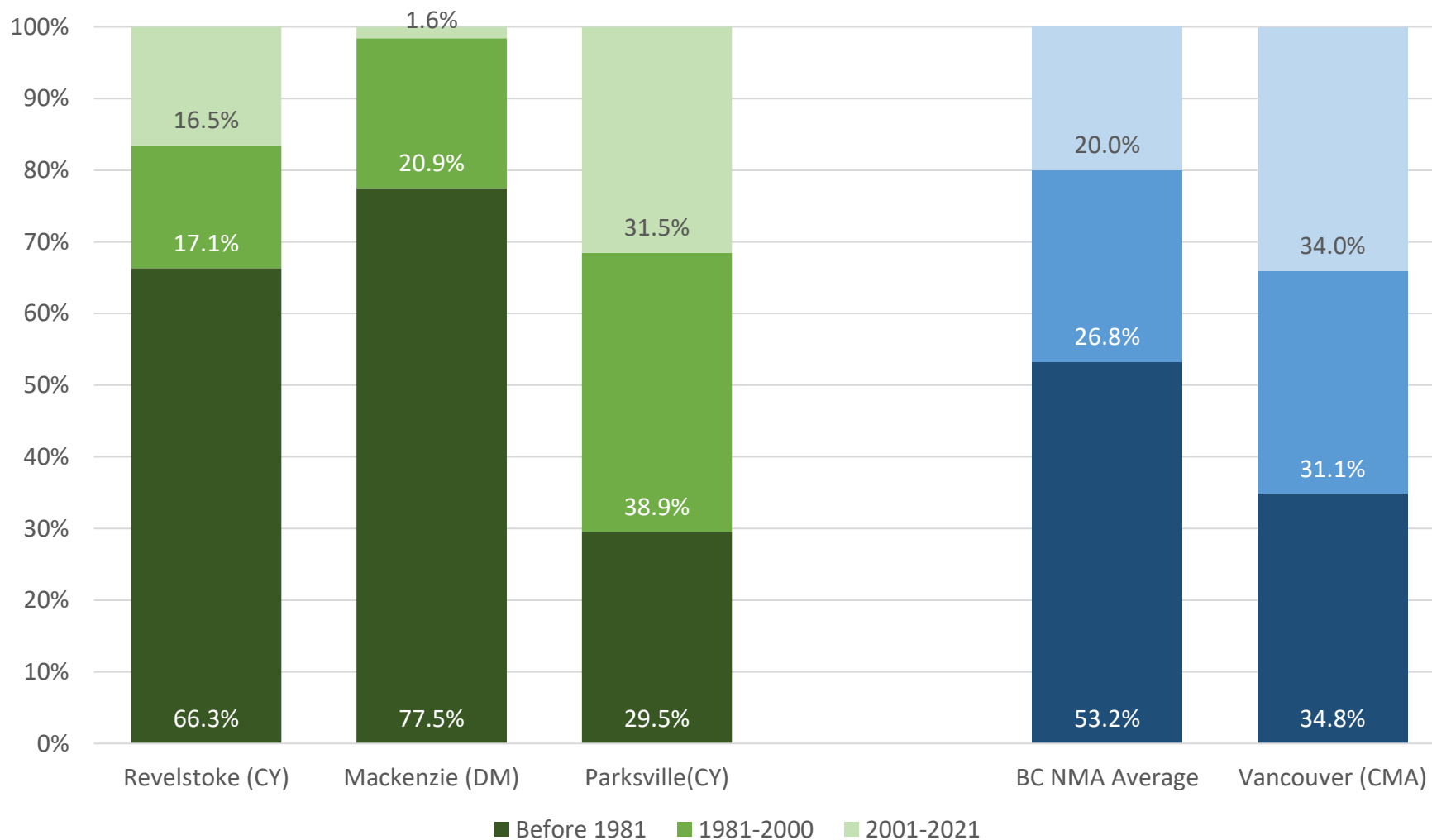


■ Men+ ■ Women+

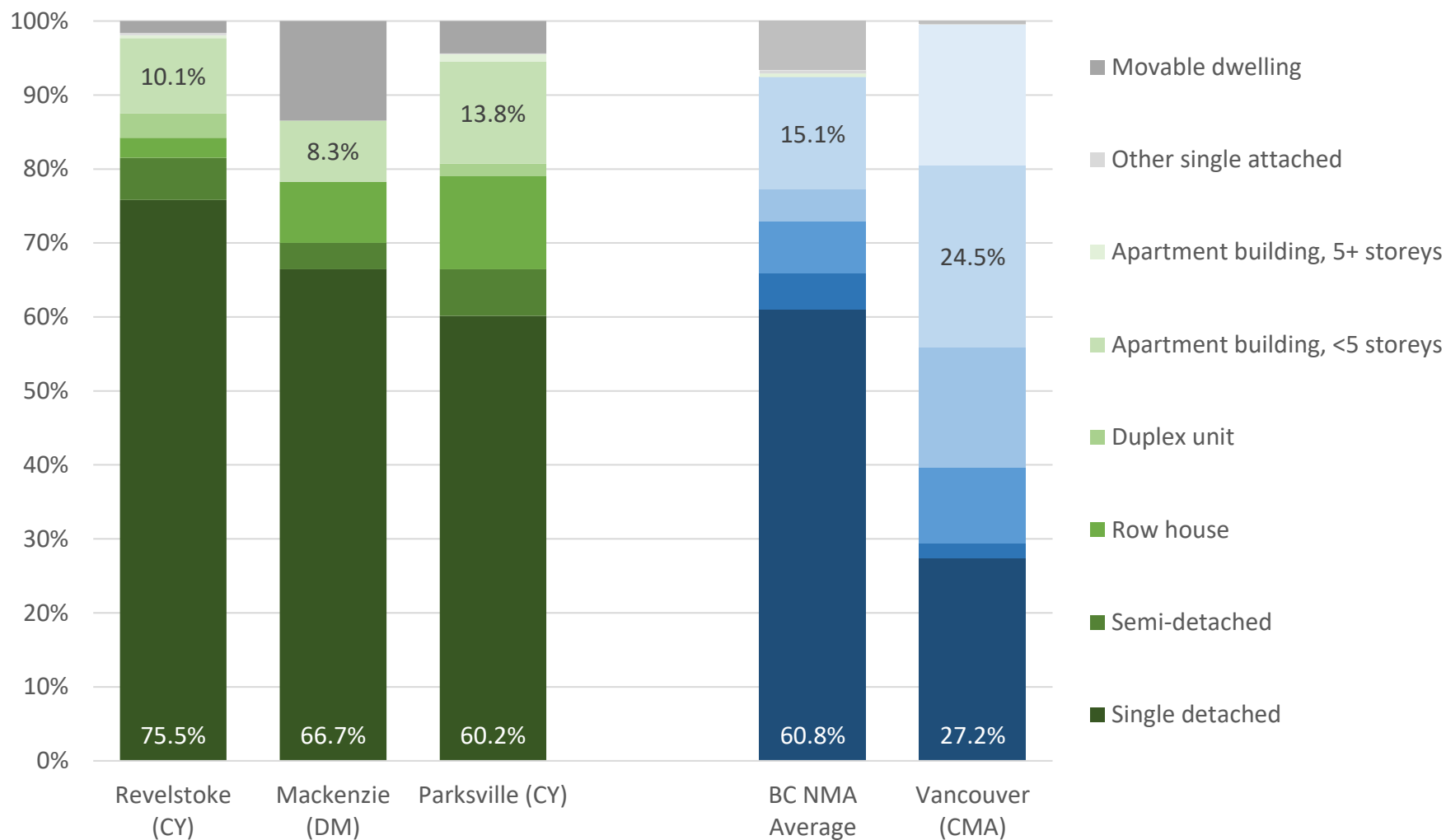
Housing Stock



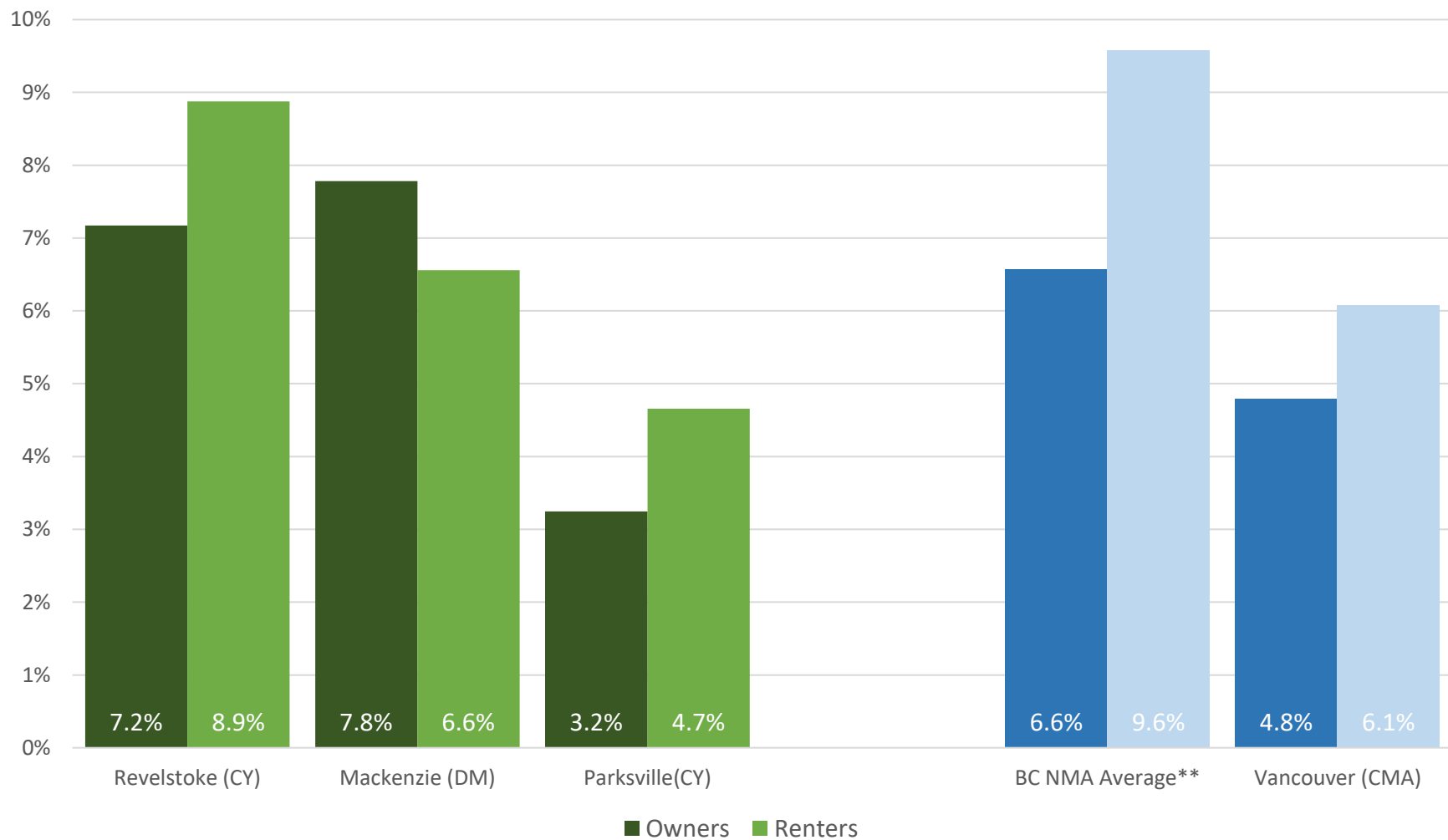
Age of the Housing Stock



Housing Options, 2021: Single Family Dominates



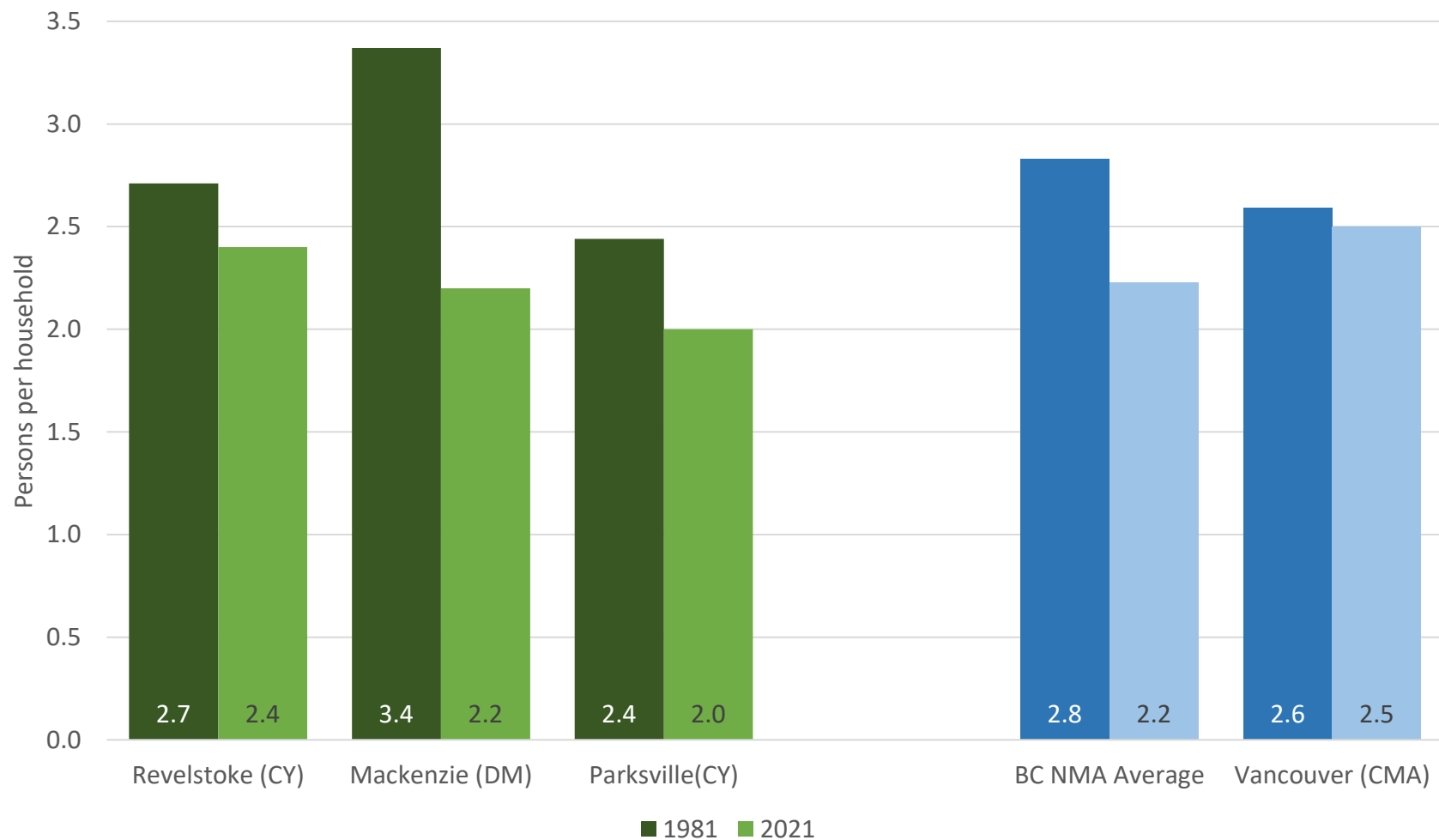
Housing in Need of Repair, 2021



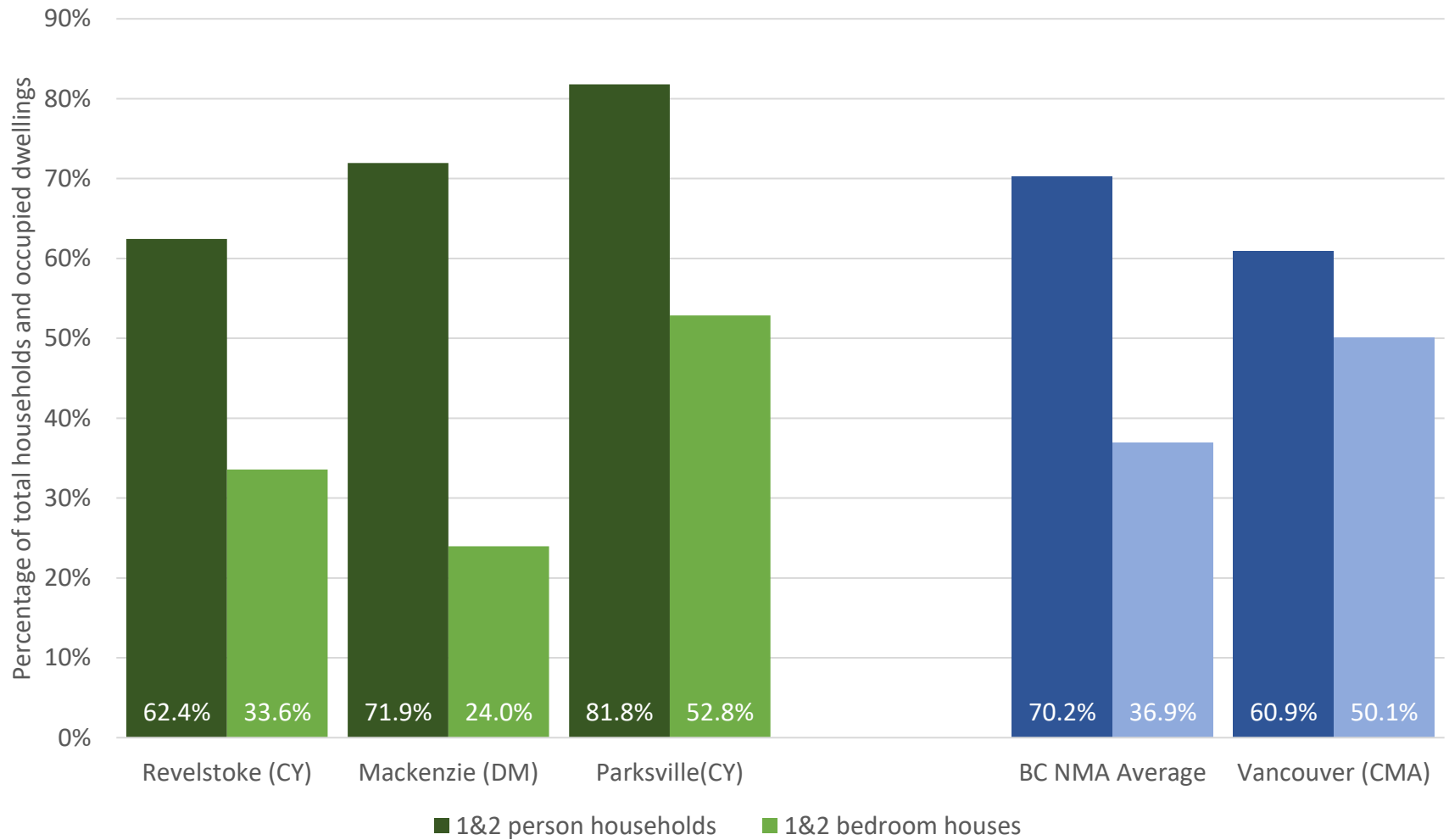
Housing Supply & Demand



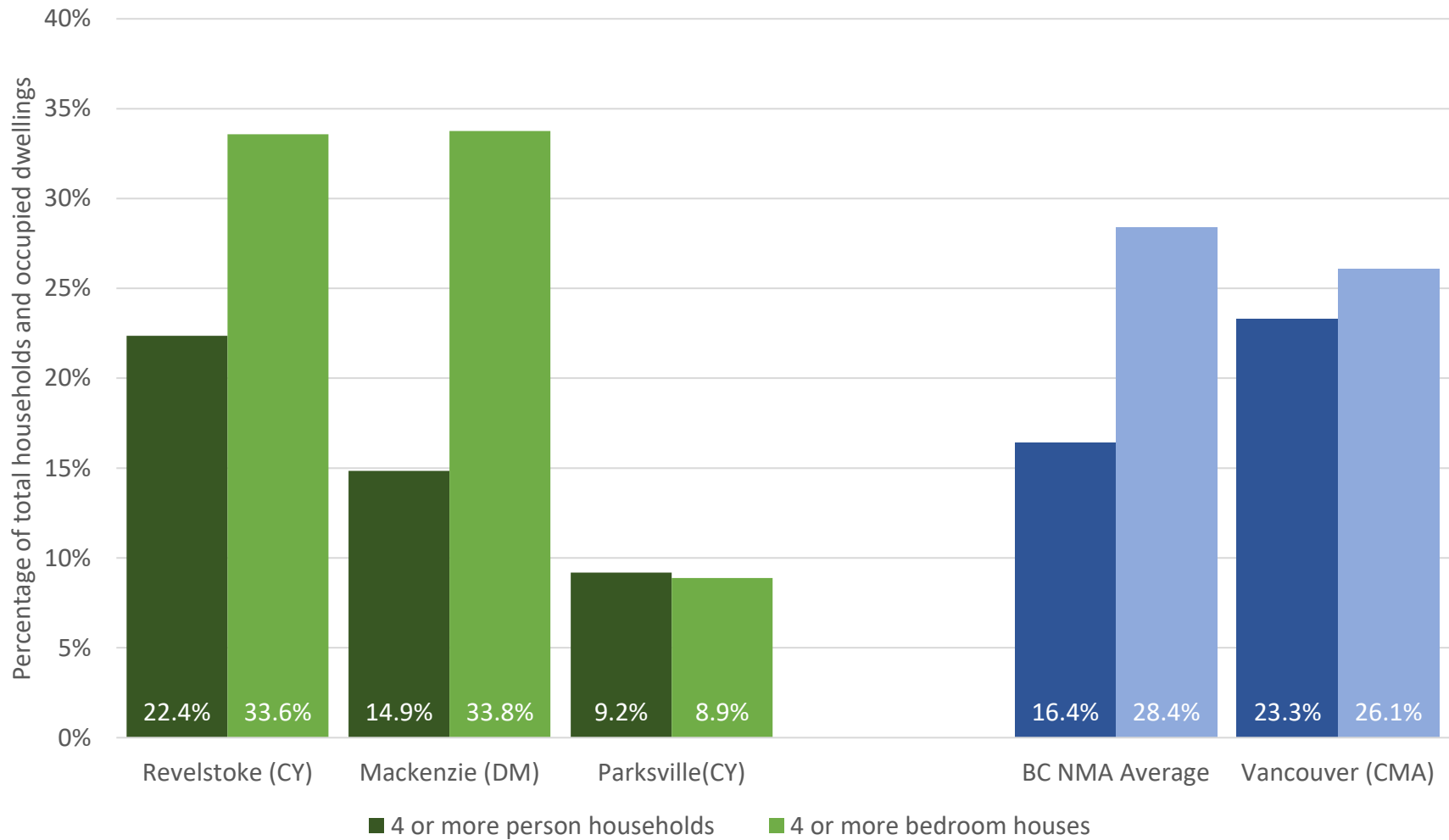
Household Size is Smaller



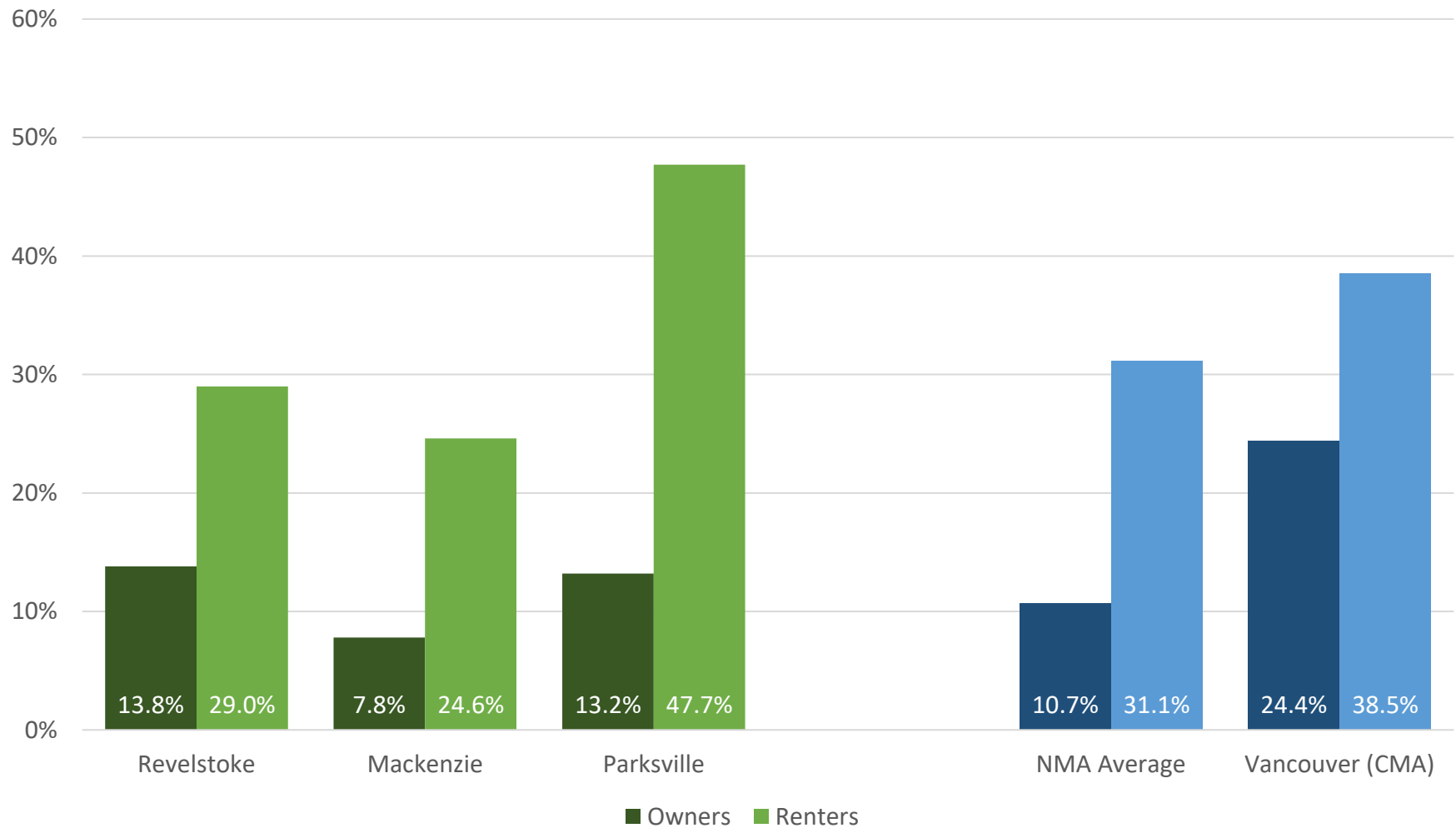
1 & 2 Person Households vs. 1 & 2 Bedroom Houses, 2021



4+ Person Households vs. 4+ Bedroom Houses, 2021



Households Spending 30%+ of their Income on Shelter Costs, 2021



Summary: Housing Need, Housing Issues

- Retirement Communities
 - Strengths: Age, condition, and choice in the housing stock
 - Challenges: Absence of working-age population, affordability
- Aging Resource-Based Communities
 - Strengths: Some seeing population growth in 2016-2021
 - Challenges: Economic foundation, aging population, housing stock (age, condition, choice), affordability
- Amenity Communities
 - Strengths: Balanced population, population growth, age and condition of housing stock
 - Challenges: Housing choice and options

Key Take Aways from the Presentation

- In general:
 - Population data can alert communities to current and emerging housing issues
 - Data can be used to support need for different types of housing, including affordable housing
 - Data on vulnerable populations provides a greater level of detail
 - Data on housing stock can help explain affordability challenges

CDI Housing Information Portal

COMMUNITY
DEVELOPMENT
INSTITUTE



Community Development Institute (CDI)

Community Development Institute
Home

About us +

Our Research Reports

Our Publications +

Knowledge Sharing -

Housing Information Portal

Conferences, workshops, and
roundtables

Community Speaker Series

Contact

Housing Information Portal

WELCOME



This portal provides access to a range of information for non-metropolitan communities, in BC and Canada. It includes population and housing data for more than 60 communities.

Launched in 2022 by the Community Development Institute (CDI) at the University of Northern British Columbia, the research found here will be of significant interest to local governments, planners, developers, builders, and provincial governments. The data highlights the strong links between housing and economic development potential in non-metropolitan BC and Canada.

What's On the Portal:

- Reports
 - Building Foundations for the Future
 - 38 communities in BC
 - 26 communities across Canada
- Webinars
 - Building Knowledge
 - 7 regions in BC
- Presentations

Search: CDI Housing Information Portal

Thank You

Marleen Morris, Co-Director
Julia Good, Research Associate
Community Development Institute, UNBC
marleen.morris@unbc.ca
Search: "CDI Housing Information Portal"



COMMUNITY
DEVELOPMENT
INSTITUTE



Session Evaluation QR Code

