



Village of Telkwa  
**Housing Needs Report**

Telkwa



**Watson Projects**

**May 2020** // Prepared by Watson Projects  
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The Village of Telkwa Housing  
Needs Report was funded by the Union  
of British Columbia Municipalities (UBCM)  
Housing Needs Report Program

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# Village of Telkwa Housing Needs Report

## 6 KEY HIGHLIGHTS

### 1 Younger but Aging Population



#### Family Friendly

Telkwa is younger with more families + children than in neighbouring communities



#### Growth in Seniors

Over the last 10 years the number of Telkwa seniors aged 65 + grew by 82%

### 2 Larger Homes, Smaller Households



#### Single-Detached Homes

90% of homes are single-detached with 85% having 3+ bedrooms



#### 1 & 2 Person Households

57% of Telkwa households have 1 - 2 people whereas 15% of homes have 1 - 2 bedrooms

### 3 Renter Affordability



20% of **renter** households spend more than 30% of income on housing compared with just 7% of owners

56%

**Income gap** in median household income between renter & owner households

### 4 Housing Units Required



Number of **new homes** / yr required to meet projected household growth until 2026

### 5 Key Areas of Need



Affordable Family Homes



Smaller Home Options



Seniors' Housing



Affordable Rentals

### 6 Beyond Housing



Local **amenities**, **transportation**, **resource projects** and **regional context** are factors that are closely linked to Telkwa's housing needs

# About this Report

The purpose of the Village of Telkwa Housing Needs Report is to understand current and future housing needs in the community. By understanding this, the report is a foundational resource to support Telkwa in responding to its housing needs. This includes informing the development of local plans, policies and development decisions as well as being useful for service providers, industry, businesses and residents. The information is also intended to contribute to a greater provincial understanding of housing supply and demand needs across BC.

## Required Content

Effective April 16<sup>th</sup>, 2019 provincial legislation requires all local governments to complete housing needs reports for their communities by April 2022 and every five (5) years thereafter. This includes:

- **Data Collection** – As a basis for determining current and projected housing needs, approximately 50 distinct kinds of data are required to be collected. This includes information about current & projected population, household income, economic sectors, existing and anticipated housing units.
- **Report Content** – Housing needs reports are required to contain certain content, based on an analysis of the information collected and a standardized summary form. Specifically, this includes reporting out on how many housing units are required currently and over the next five (5) years, identifying how many households are in core housing need and identifying Telkwa's key areas of local need.

Contents of the Village of Telkwa Housing Needs Report meet the legislative requirements of Section 585.1 of the *Local Government Act* and the Housing Needs Report Regulation. The Ministry of Municipal Affairs and Housing "Guide to Requirements for Housing Needs Reports" provided specific guidance in the development of this report.

## Community Input

Community input provided valuable insights to understand Telkwa's housing needs, fill data gaps and shape the analysis. This is particularly essential as not all data is available for small communities such as Telkwa. Community input was gathered by:

- **Resident Survey** – 80 Telkwa residents completed a survey as a way to share their housing experience and reflections on housing needs, both now and in the future.

- **One-on-One Interviews** – 11 interviews were conducted with local organizations, developers, government agencies, industry and service providers in order to gain insights into the Telkwa's housing needs, including needs of vulnerable populations.

## Report Organization

The Village of Telkwa Housing Needs Report is organized to align directly with the provincial reporting requirements and to serve as a template that the Village can build on for future reporting years. The report is organized into five (5) main parts:

- **Part 1** provides an overview of the community of Telkwa, including local demographics, housing market, regional context and housing-related Village documents.
- **Part 2 – 4** summarizes the main report findings based on the analysis of information from the data and community input collected. The bulk of the supporting data is included in the appendices.
- **Part 5** provides closing thoughts and opportunities moving forward.
- **Appendix A** contains a detailed breakdown of the data collected, including projection methodology and trends.
- **Appendix B** summarizes the community input received from the one-on-one interviews and the resident surveys.
- **Appendix C** contains the required summary form for Housing Needs Reports.

Outside of the mandated content, the Village of Telkwa Housing Needs Report also provides community comparisons for added context as well as includes data sources outside of what is available at the provincial / federal level.

*“Known for its sense of community & continual movement towards a sustainable economy, Telkwa is a great place to raise a family, open a business and/or age in place.” – Telkwa Council Strategic Plan Vision 2019-2023*

## Part 1. Community Context

### About Telkwa

The Village of Telkwa is located in Northwest BC’s Bulkley Valley within the traditional territory of the Gitdumden Clan of the Wit’suwit’en people. Set at the confluence of the Telkwa and Bulkley Rivers, Telkwa is approximately 15 km south-east of Smithers and 48 km west of Houston on Yellowhead Highway 16. Telkwa’s location is rich in world-class outdoor recreation opportunities, Village amenities and small-town charm.

From the 2016 census, Telkwa is home to 1,325 residents. Known as a friendly, safe and family-oriented community, Telkwa is attractive to home buyers looking to live in a rural setting, with large serviced lots at an affordable price. Telkwa also has an active senior’s community and expanding Telkwa House, an eight-unit affordable / accessible seniors’ rental facility.

Telkwa’s census data helps to paint a picture of the community relative to its surrounding area as well as identify key trends driving housing demand:

- Overall, Telkwa has a relatively **young community** with a median age of 34.3, which is younger than Houston (41.6), Smithers (38.3) and Bulkley-Nechako Area A (43).
- Telkwa has **larger households** with an average size of 2.7 people, which is larger than Houston (2.4), Smithers (2.3) and Bulkley-Nechako Area A (2.6).
- Telkwa has **more children** with 23% of its population between 0-14 years old, higher than Houston (21%), Smithers (18%) and Bulkley-Nechako Area A (19%).

- Similar to other communities, Telkwa's **seniors** are driving demographic growth with nearly double the number of individuals aged 65+ between 2006 to 2016, an increase from 85 to 155.
- Telkwa has a **commuter workforce** with the majority (86%) of Telkwa's labour force traveling to work outside of the community.
- Telkwa has a high rate of **home ownership** with 89% of households who own their home, which is higher than Smithers (69%) and Houston (73%).
- Most of Telkwa's homes (57%) are made up of **smaller households** with one (1) or two (2) people, however, this is a lesser degree than Smithers (69%), Houston (65%) and Bulkley-Nechako Area A (62%).
- Telkwa has a 56% household **income gap** between median owner (\$91,508) and renter (\$58,568) households.

## Housing Supply

The majority (90%) of Telkwa's 495 homes are single-detached dwellings. Homes are generally large with 85% of all homes having 3+ bedrooms. Telkwa also has an aging housing stock similar to other communities with 84% constructed pre-2001.

Over the last number of years Telkwa has seen a steady increase in house prices from 2006 to 2020 for all housing types and sizes. The average sale value for all housing units has increased by 20% from \$242,439 to \$290,993 between 2015 - 2020, whereas the average assessed value increased from \$219,057 to \$288,937, a 32% increase.

There were 19 new single-detached dwellings constructed in Telkwa between 2015 – 2019, averaging 3.8 new homes per year over the last five (5) years.

Telkwa has high rent (shelter costs) averaging \$1,087 / month when compared with Smithers (\$894), Houston (\$734) and Bulkley-Nechako Area A (\$811) likely due to the majority of Telkwa's homes being large single detached units. While vacancy rates are not provided by the Canadian Mortgage and Housing Corporation for small communities, rental shortages are notable in both Smithers and Telkwa.

Telkwa House, managed by Telkwa Seniors Housing Society, is the only non-market (subsidized) housing complex in the community. Telkwa House is an affordable seniors'



rental facility with eight affordable / accessible one-bedroom units. An additional 12 units have been approved by BC Housing for construction in 2020. Currently, there is a long waitlist of 31 residents, which includes seniors living in Telkwa as well as in the surrounding area.

## Regional Context

While Telkwa has its own distinct character and housing profile, local housing needs are influenced by housing demand and supply in the nearby communities of Smithers, Houston and the Bulkley-Nechako rural area. Many of those interviewed noted it is common for people to move throughout the Bulkley Valley to find housing to meet their household needs, especially those requiring affordable housing, rentals or housing supports.

Smithers, the largest community in the Bulkley Valley, is the regional service centre within the Local Health Area. As such, the majority of services accessed by Telkwa residents are located in Smithers, including employment, commerce, health services, housing supports, and non-market (subsidized) housing. Northern Health provides home support to clients within the Smithers Local Health Area, including Telkwa, however, programs and services are based out of Smithers.

Aside from Telkwa House, there are no other subsidized housing options available in Telkwa. Service providers located in Smithers and Houston do support non-indigenous and indigenous clients in securing rental housing in Telkwa. However, this is at a much lesser degree than in Smithers and Houston due to the lack of available / suitable housing, transportation limitations and lack of local services and supports in Telkwa. Subsidized housing options in neighbouring Smithers and Houston include:

- Smithers has emergency housing, transition housing, supportive housing, affordable housing, independent living, assisted living and long-term care options. However, these have long waitlists, signifying a high demand for a range of housing options.
- In Houston there are assisted living, long-term care and independent living options, although to a lesser extent than in Smithers.

## Resource Projects

A major project on the horizon for Telkwa is Telkwa Coal (Tenas Project), a steelmaking coal mine, located approximately seven (7) km from the Village. Currently in the pre-application stage of the BC Environmental Assessment process, it is anticipated that the final decision on the project will occur at the end of 2020 with construction beginning near the end of 2021.

While exact numbers are still being formulated, it is estimated the project will create 150 construction jobs and 175 operation jobs over its expected lifespan of 25 years. Telkwa Coal's public consultation to-date has identified housing availability as a key issue to attracting workers and new families to live in Telkwa.

## Village Priorities, Policies & Plans

The Village of Telkwa recognizes the important role housing plays to being able to attract and retain residents as well as to maximize local economic development opportunities. While Telkwa is challenged by aging infrastructure, the Village is making headway to address important foundational components to prime future housing growth potential. This includes water system (Trobak Reservoir) upgrades, asset management planning, floodplain mitigation planning and updating its development bylaws.

To date, the Village of Telkwa has the following housing-related documents:

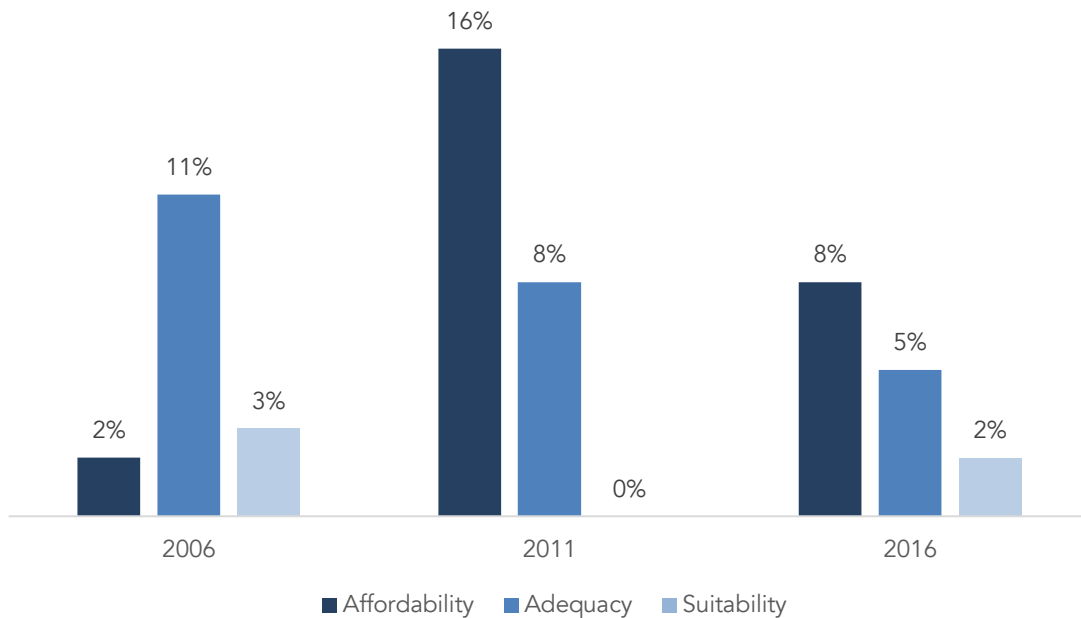
- **Council's Strategic Priorities** identifies housing as one of five strategic priorities for 2019-2023, which includes completion of a housing needs assessment. All other actions items are either complete or currently underway, which include hiring a Housing Planner & updating the Village Zoning Bylaw.
- In 2011 the Village commissioned the completion of an **Affordable Housing Needs Assessment & Action Plan**. The Plan focused on affordable housing and identified 14 key findings and 20 actions to address affordable housing needs. Main themes centred around the need for an increase in housing options to meet the needs of a more diverse population and maintaining housing affordability.
- The Village of Telkwa **Official Community Plan Bylaw No. 613, 2011** sets the policy framework to guide future growth and development in Telkwa. The OCP contains housing policies focused on reducing residential GHG reductions, increasing residential densities, increasing housing options and diversifying tenure types in the community.
- The Village of Telkwa **Zoning Bylaw No. 633, 2013** provides the regulations that shape growth and development in the community. The Zoning Bylaw specifies where residential land uses may occur, types of housing permitted, density of units, standards for residential subdivision size and other characteristics.

## Part 2: Core Housing Need

Core housing needs are indicators that help to give a sense of vulnerable households living in Telkwa. A household is said to be in core housing need if its housing falls below **at least one (1)** of the affordability, adequacy or suitability standards and whose incomes levels are such that they could not afford suitable or adequate housing in their community. Specifically:

- Households below the **affordability** standard spend 30%+ of pre-tax income on shelter.
- Households below the **adequacy** standard are in dwellings requiring major repair.
- Households below the **suitability** standard are in overcrowded dwellings.

**Figure 1.** Percentage of Telkwa Households Below Core Housing Standards 2006-2016



Source: 2016 Census

There have been fluctuations in the number of Telkwa households that are below the threshold for the affordability standard. The percentage of households increased between 2006-2011 from 2% to 16% then decreased in 2016 to 8%. Rising incomes are likely a contributing factor to this. Notably, 20% of all renter households are below the affordability standard compared with 7% of all owner households. There is also a 56% difference in median household income gap between renter (\$58,568) and owner (\$91,508) households in Telkwa.

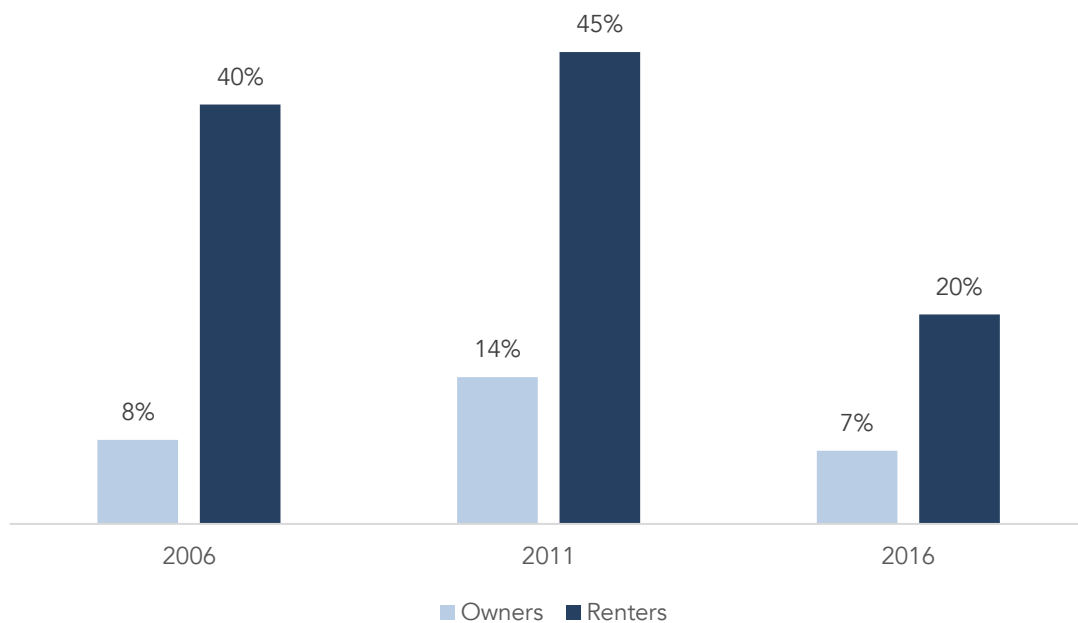
From 2006-2016, Telkwa's share of households in dwellings that required major repairs decreased from 11% to 5%, substantially lower relative to the rest of the region with 11% in Houston, 7% in Smithers, and 9% in Bulkley-Nechako Area A. Overcrowding is a relatively small (reported) issue in Telkwa, and in 2016 there were only 10 households that were below the associated suitability standard.

## Core Housing Trends

Overall, from 2011-2016, Telkwa saw a **decrease** in the number of households (85 to 35) that were below the core housing need standard. In 2011, 18% of households were below the core housing need standard, which dropped to just 7% in 2016.

Despite the drop, **renter households** still fall below the core housing need standard at a **substantially higher rate** than owner households, with 20% of renters and 7% of owners being below the standard in 2016. As previously noted, this relates to the affordability measure.

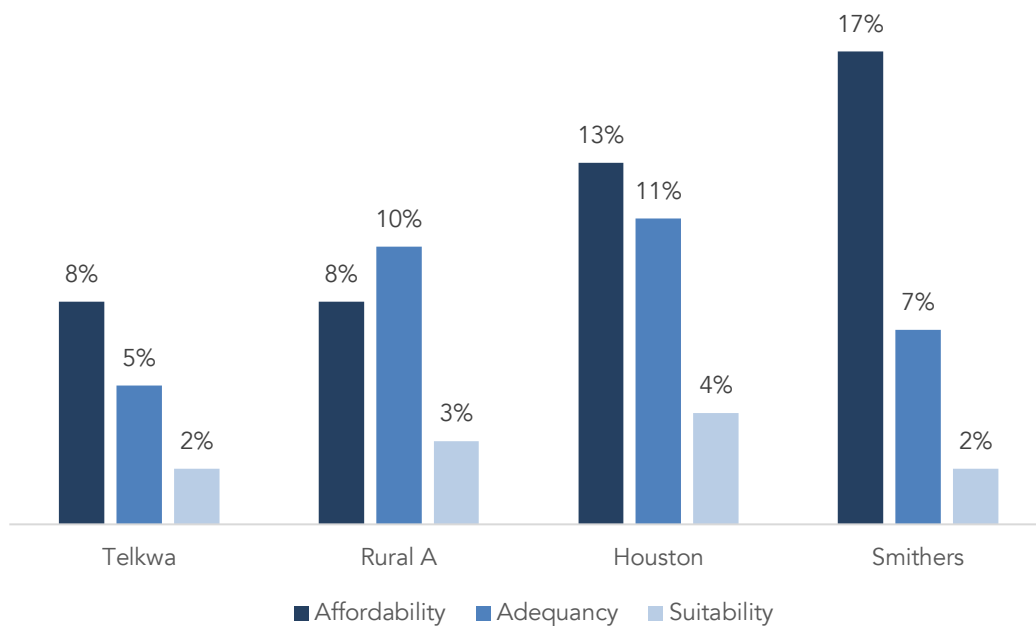
**Figure 2.** Percentage of Telkwa Renter & Owner Households in Core Housing Need



Source: 2016 Census

When compared to neighbouring communities, Telkwa has the **lowest rates** of households below the affordability, suitability and adequacy thresholds as shown on Figure 3.

**Figure 3.** Comparisons of Core Housing Need



Source: 2016 Census

## Extreme Housing Need

Extreme housing need households are included in the core housing need indicators but are teased out based on the higher shelter costs that exceed 50% of total pre-tax household income. Despite the drop in the total number of households below the core housing needs standard, there were **10 owner households** or 2% of total households which dropped into extreme core housing need in 2016, whereas in previous census years there were no households that met this standard. This is amongst the lowest levels when compared to Smithers (4%), Houston (5%) and Bulkley-Nechako Area A (2%).

## Part 3. Current & Future Needs

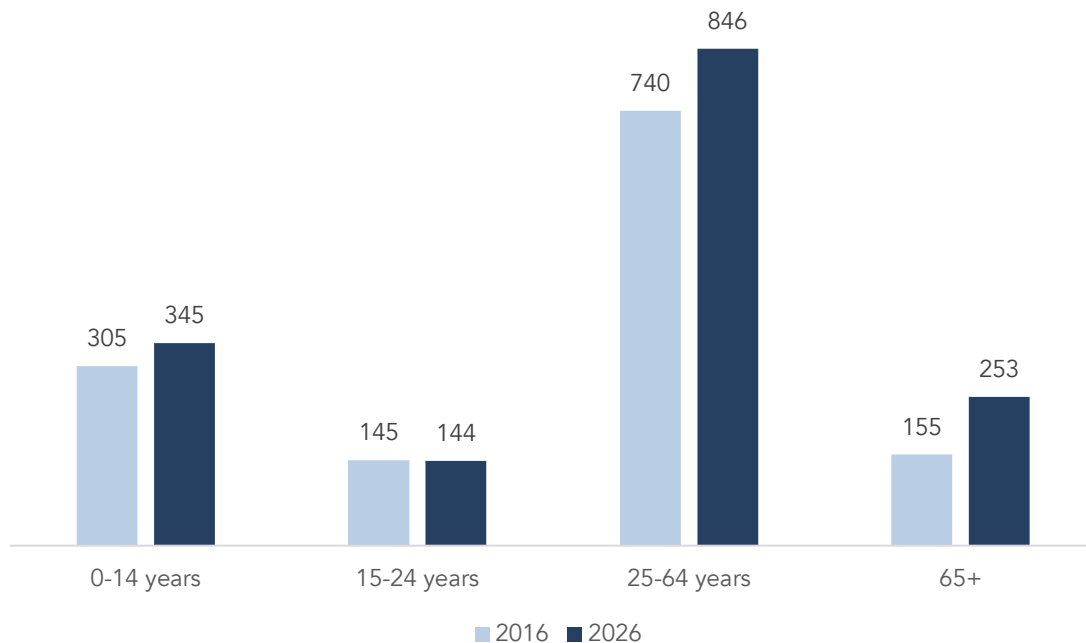
This section focuses on Telkwa's current and future housing needs based on population and household projections. A full description of projection methodology can be found in Appendix A.

### Population Projections

While population projections are not available for small communities like Telkwa, estimated changes can be made by using BC Stats' Smithers Local Health Area forecasted growth and applying it to Telkwa's census data. Based on this, the projected population for the Village of Telkwa suggests that the overall population will experience modest annual growth of 1-2% between 2017-2026, bringing the Village population from **1,325** in 2016 to **1,560** in 2026.

Figure 4 illustrates the projected growth by age. The 25 to 64 age class is expected to experience the largest absolute growth (106 individuals), followed by 65+ (98 individuals) and children 0-14 (40 children). Notably, the 65+ age class is projected to grow by 51.5% between 2016-2026, the largest percentage increase amongst age classes.

**Figure 4.** Telkwa Population Projections by Age 2016 – 2026



## Households & Housing Units Projections

Projections for household and housing units are estimated using the population projections along with 2016 census data for Telkwa households and housing units. Projections are provided from 2016 – 2026 and adjusted based on changing demographic needs (aging population) and to account for reported waitlists for 1-bedroom units at Telkwa House.

The number of Telkwa households are projected to **grow by 7%** from 495 to 586 households from 2016 – 2026 for a total of **91 additional households**. The growth in households is expected to require an increase of housing units, as show in Table 1.

**Table 1. Number & Type of Housing Units Needed**

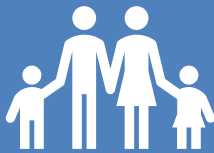
Unit Type	2016 Census Year	Current Need 2020	Anticipated 2026	Total Addition Units 2016 - 2026
1-Bedroom	10	18	30	+ 20
2-Bedrooms	65	83	110	+ 45
3+ Bedrooms	420	430	446	+ 26
<b>TOTAL</b>	<b>495</b>	<b>531</b>	<b>586</b>	<b>+ 91</b>

Based on this, Telkwa requires an average of **nine (9) new housing units per year** to meet current demand. This exceeds the recent five-year pace of development of 3.8 new homes per year.

# What We Heard:

## Community Input Highlights

Community input provided valuable insights to understand Telkwa's housing needs, fill data gaps and shape the analysis. This included 80 resident surveys and 11 one-on-one interviews. While community input was diverse, a number of overarching themes emerged.



### Family Focused

Telkwa is a family friendly community that attracts first time home buyers / young families looking for an affordable home.



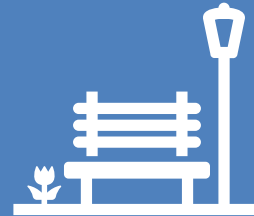
### Regional Context

Telkwa's housing needs are directly linked with housing needs and demands within neighbouring communities.



### Limited Housing Options + Supply

There is wide recognition of the limited housing options in Telkwa beyond single-detached homes and limited supply.



### Amenity Draw

Access to outdoor recreation amenities, small town & family friendly features contributes to why residents live in Telkwa.



### Affordability

There are affordability concerns for future home ownership, rental housing and the lack of subsidized housing options.



### Proximity

Distance to services & supports are a concern and an important consideration for future housing.



*“Housing can be an enabler or limiting factor for communities in realizing the potential of economic opportunities. If communities lack an adequate supply of suitable housing, they will not be able to retain existing residents or attract new workers and business investment.” UNBC’s Northern BC Housing Study (2016)*

## Part 4. Key Areas of Need

Findings from the data collection (Appendix A) and community input (Appendix B) reveal the context-specific needs in Telkwa, reflecting a number of interconnected key areas of housing need. The key areas build on the **overarching themes** for more affordable housing and greater healthy housing mix in the community.

### 1. Affordable Family Housing

In order for Telkwa to continue to attract young families and first-time home buyers, affordable family homes are needed. Increasing the availability of family homes and residential lots will alleviate the current market shortage, replace Telkwa’s aging housing stock and be a draw for new families locating to the Smithers / Telkwa area for work.

### 2. Smaller Homes

There is a need for smaller homes to better align with Telkwa’s trend of smaller one (1) and two (2) person households. Smaller homes will diversify Telkwa’s current mix of predominately large 3+ bedroom homes as well as provide downsizing options for households no longer requiring a large home, such as empty nesters, seniors and retirees. This will in turn free up homes for larger families.

### 3. Seniors' Housing

A supply of seniors housing is required in order for Telkwa to meet the changing needs of its resident seniors as they age. This includes affordable / accessible rentals, assisted living and long-term care housing options. Seniors housing will provide safe and supported housing choices for seniors where there is currently very little. Seniors housing will also help to keep Telkwa residents in the community and connected to their social network.

#### 4. Affordable Rental Housing

Affordable rental housing is needed in order to meet the current demand for rentals, both market and non-market (subsidized) options. While rental housing is a priority for lower income rental households, it will also put Telkwa in a favorable position to attract more young professionals and mobile workers, including accommodating potential growth associated with Telkwa Coal.

# Part 5. Closing Thoughts

The Village of Telkwa Housing Needs Report provides a snapshot of current and future housing needs in the community. It is the start of a data story of housing needs specific to Telkwa that will evolve and be built on over future reporting years.

Looking forward, there are a number of opportunities that the Village can take to create a local framework to enable local housing needs to be addressed. Examples include:

- **Update Telkwa's Zoning Bylaw** regulations to allow for a greater diversity in housing types to be built across the community. This includes revised secondary suite regulations to follow recent provincial changes and regulations that support the adaption of the existing housing stock to better meet Telkwa's housing needs.
- **Leverage incentive programs**, such as the Northern Development Initiative Trust's Dollars to the Doors program. This program incentivizes private sector housing development with direct financial contributions of up to \$10,000 per dwelling in a multi-unit market housing project.
- **Participate in regional housing discussions** with local service providers, BC Housing, Northern Health, housing non-profits and community leaders to continue the discussion on regional housing needs, strengthen networks and explore associated opportunities for Telkwa.
- **Collaborate with Telkwa Coal** on their plan for worker housing. Currently, there is an insufficient supply of available housing for workers, should the project be approved. Without available housing, the influx of workers will create considerable housing pressure on top of what already exists.

# Appendix A. Data Collection

Quantitative information includes past and current statistics on population, household income, housing units and economic sectors of employment. Five-year projections for key population and housing characteristics are also presented.

The following data is included on an availability and applicability basis (and not required if unavailable) and is not contained in the data summary. Most of the unavailable data is due to Telkwa's small size.

Not available:

- Rental prices by unit size
- Number of individuals experiencing homelessness
- Rental vacancy rate
- Number of primary and secondary rental units
- Number of short-term rental units
- Demolished housing units
- Substantially completed housing units

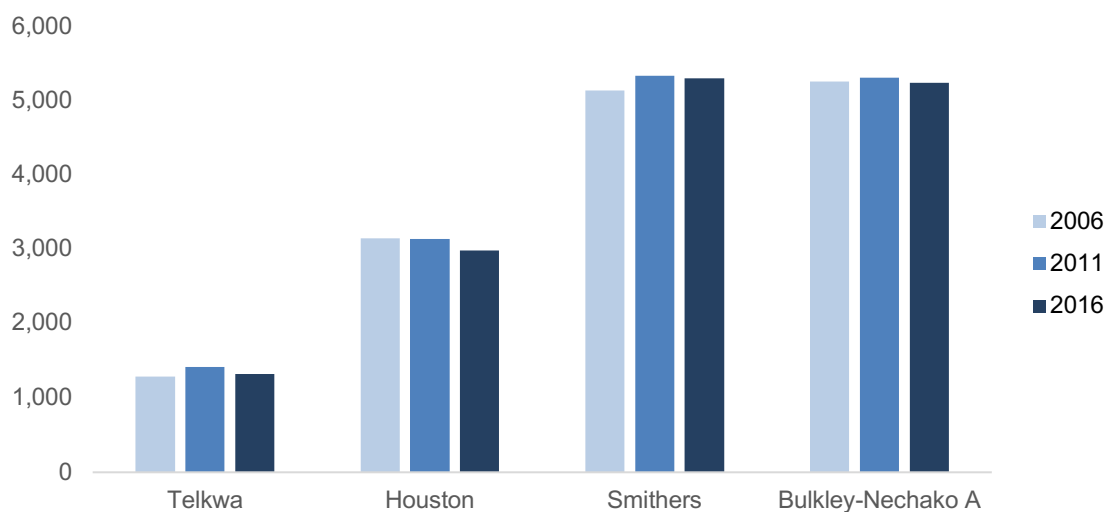
Not applicable:

- Number of units in cooperative housing
- Number of post-secondary housing
- Shelter beds and housing units for people experiencing or at risk of homelessness
- Number of individuals experiencing homelessness
- Number of students enrolled in post-secondary institutions

## Population

Figure 1 presents the population for Telkwa (1,325 in 2016) and surrounding census subdivisions (CSDs) for 2006-2016. Telkwa's population trends mirror those of Smithers and the Regional District of Bulkley-Nechako (RDBN) Area A, which both increased from 2006-2011 and decreased from 2011-2016. Houston's population decreased from 2006-2011. Notably, Telkwa's population fluctuations are larger compared to the surrounding regions. Telkwa's population increased by 10% (130 residents) from 2006-2011 and decreased by 7% (95 residents) from 2011-2016, whereas the largest fluctuations from a nearby CSD (as a share of population) were in Smithers which grew by 4% from 2006-2011 and shrank by 1% from 2011-2016.

**Figure 1: Population, Telkwa & Surrounding Census Subdivisions (CSDs) – 2006-2016**



Source: Statistics Canada

**Table 1: Population & Age, Telkwa CSD – 2006-2016**

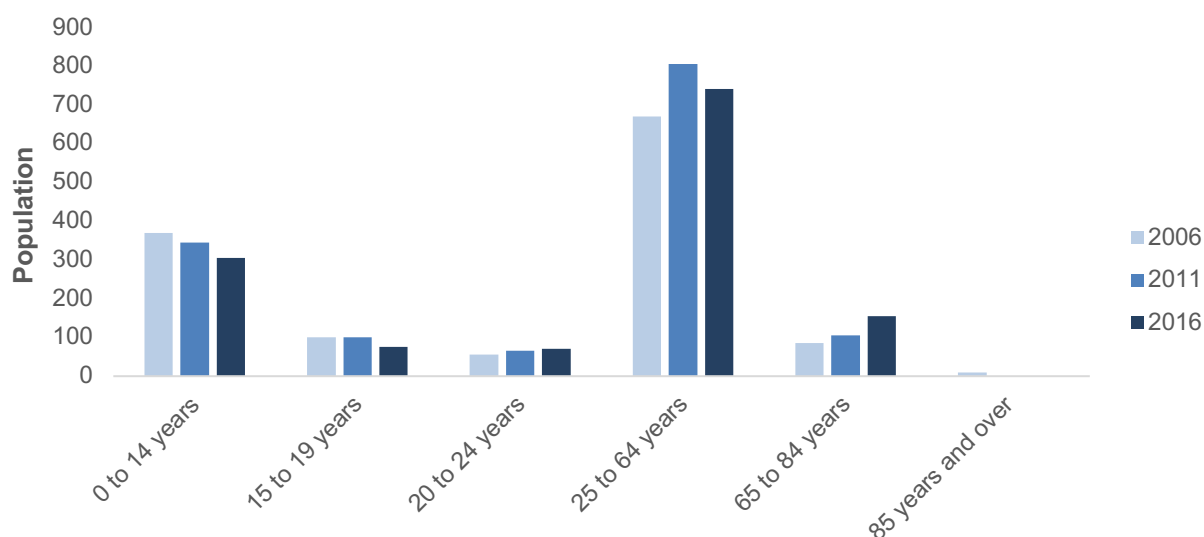
	2006	2011	2016
Population	1,290	1,420	1,325
Population Growth (#)	-81	130	-95
Population Growth (%)	-6%	10%	-7%
Average Age	32.8	33.0	35.6
Median Age	34.2	32.1	34.3

Source: Statistics Canada

From 2006-2016, the average age in Telkwa has risen from 32.8 to 35.6 years as seen in Table 1. This demographic change is attributable to fewer youth 0 to 19 years of age, and nearly double the number of those aged 65 to 84 years old, increasing from 85 in 2006 to

155 in 2016 (see Figure 2, Table 2, and Table 3). By 2016, the average age in Houston increased to 38.5 years, Smithers to 38.8 years, and RDBN Area A to 40 years. Relative to surrounding CSDs, Telkwa has a younger average age of its population as of 2016.

**Figure 2: Population Age, Telkwa CSD – 2006-2016**



Source: Statistics Canada

**Table 2: Population Age, Telkwa CSD – 2006-2016**

	2006	2011	2016
0 to 14 years	370	345	305
15 to 19 years	100	100	75
20 to 24 years	55	65	70
25 to 64 years	670	805	740
65 to 84 years	85	105	155
85 years and over	10	0	0

Source: Statistics Canada

**Table 3: Share of Population by Age Group (%), Telkwa CSD – 2006-2016**

	2006	2011	2016
0 to 14 years	29%	24%	23%
15 to 19 years	8%	7%	6%
20 to 24 years	4%	5%	5%
25 to 64 years	52%	57%	56%
65 to 84 years	7%	7%	12%
85 years and over	1%	0%	0%

Source: Statistics Canada

## Population & Age Projections

Population projections are not available for the Telkwa census subdivision (CSD). In order to estimate changes in the local population, we assume the changes forecasted to occur for the Smithers Local Health Area (LHA) by BC Stats<sup>1</sup> will apply to the Telkwa CSD due to the closely tied demographic and economic trends for the region. We therefore combine the most recent Telkwa CSD census data from Statistics Canada with data on population changes in the Smithers LHA from BC Stats.<sup>2</sup>

Table 4 presents the population projection for the Telkwa CSD suggesting that the overall population will experience modest annual growth of 1-2% between 2016-2026, bringing the population from 1,325 in 2016 to 1,560 in 2026. Between 2016 and 2026, the 25 to 64 age class is expected to experience the largest absolute growth of approximately 106 individuals, followed by the 65 to 84 age class with an expected growth of 98 individuals, and the 0 to 14 ages class with an expected growth of 40 individuals (see Table 5 and Table 6). The 15 to 19 and 20 to 24 age classes are expected to remain stable throughout 2016-2026.

A major project on the horizon is the Tenas Project (Telkwa Coal), a steelmaking coal mine. The final decision on whether the project will proceed is expected to occur at the end of 2020 with construction beginning near the end of 2021. The project proponent, Allegiance Coal, estimates the project will create 150 construction jobs and 175 operational jobs<sup>3</sup>. Despite job creation, it is difficult to predict the impact the project will have on Telkwa's population. First, Telkwa and the surrounding CSDs have relatively high unemployment rates, and as of 2016 there were approximately 800 people in Houston, Smithers, and Bulkley-Nechako Area A who were looking for work<sup>4</sup>. Second, the Houston, Smithers, Telkwa, and Bulkley-Nechako Area A experiences relatively large numbers of individuals commuting between CSDs for work, depending on the local economic environment. Therefore, although Telkwa Coal is expected to bring over 300 direct and indirect jobs, many of these jobs may be filled by a local underemployed populace already living in the area.

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<sup>1</sup> BC Stats' population projections are based on extrapolations that consider past trends in fertility, mortality & migration, while considering data on changes in the industrial base & regional economic outlook.

<sup>2</sup> First, we use BC Stats' population projections to calculate the annual percentage changes in each age class (0-14, 15-19, 20-24, 25-64, 65-84, 85+) in the Smithers LHA between 2017 and 2026. Next, we apply these rates of change to Statistics Canada's 2016 Census of Population age class population counts for the Telkwa CSD. There is some risk of discrepancy using this approach, as there may be differences in the rates of change for age classes between the Smithers LHA and the Telkwa CSD.

<sup>3</sup> Telkwa Coal Public Open House Boards (November 2019)

<sup>4</sup> Based on the 2016 labour force and unemployment rates in these CSDs.

**Table 4: Population & Age Projections, Telkwa CSD – 2016-2026**

	Population Growth (#)	Population Growth (%)	Population	Average Age	Median Age
2016			1,325	35.6	34.3
2017	11	1%	1,334	35.7	34.3
2018	11	1%	1,345	35.9	34.5
2019	25	2%	1,370	36.1	34.8
2020	27	2%	1,395	36.4	35.1
2021	29	2%	1,421	36.6	35.3
2022	27	2%	1,448	36.8	35.6
2023	27	2%	1,476	37.1	35.8
2024	28	2%	1,504	37.3	36.1
2025	28	2%	1,532	37.6	36.4
2026	29	2%	1,560	37.8	36.7

Source: Statistics Canada; BC Stats; BRA calculations

**Table 5: Population Projections by Age Group, Telkwa CSD – 2016-2026**

	0 - 14	15 - 19	20 - 24	25 - 64	65 - 84	85 - 90+	Total <sup>5</sup>
2016	305	75	70	740	155	0	1,325
2017	310	74	70	744	158	0	1,334
2018	311	75	69	745	166	0	1,345
2019	313	74	71	758	175	0	1,370
2020	319	72	73	770	186	0	1,395
2021	325	70	73	782	197	0	1,421
2022	330	70	73	794	208	0	1,448
2023	333	70	75	804	220	0	1,476
2024	336	71	74	819	231	0	1,504
2025	339	73	72	833	242	0	1,532
2026	345	74	70	846	253	0	1,560

Source: Statistics Canada; BC Stats; BRA calculations

<sup>5</sup> The total population does not equal the sum of each population by age group. Population by age group is rounded to a multiple of five (5) by Statistics Canada and would therefore be more imprecise if added together.



**Table 6: Population Projections by Age Group, Telkwa CSD – 2016-2026**

	0 - 14	15 - 19	20 - 24	25 - 64	65 - 84	85 - 90+
2016	23%	6%	5%	55%	12%	0%
2017	23%	5%	5%	55%	12%	0%
2018	23%	5%	5%	55%	12%	0%
2019	23%	5%	5%	54%	13%	0%
2020	22%	5%	5%	54%	13%	0%
2021	22%	5%	5%	54%	14%	0%
2022	22%	5%	5%	54%	14%	0%
2023	22%	5%	5%	54%	15%	0%
2024	22%	5%	5%	54%	15%	0%
2025	22%	5%	5%	53%	16%	0%
2026	22%	5%	4%	53%	16%	0%

Source: BC Stats; BRA calculations

## Households

Table 7 presents private households by size, ownership, and subsidization for Telkwa. From 2006-2016, Telkwa experienced a noticeable increase in two-person households (185 to 205) and three-person households (50 to 95), and a decrease in four-person (85 to 70) and five-person or more households (75 to 45). Two-person households account for 41% of households, with one-, three-, four-, and five or more person households at 16%, 19%, 14%, and 9%, respectively. Despite the fluctuations in the number of households of different sizes, the average household size only decreased slightly from 2.8 in 2006 and 2011 to 2.7 in 2016. Most households are owner-occupied, with a slight decrease from 96% of households owner-occupied in 2006 to 89% in both 2011 and 2016.

**Table 7: Private Households by Size, Ownership & Subsidization, Telkwa CSD – 2006-2016**

	2006	2011	2016
Private households by # of people			
1 person	90	110	80
2 persons	165	140	205
3 persons	50	70	95
4 persons	85	95	70
5 or more persons	75	85	45
Total private households	460	500	495
Average household size	2.8	2.8	2.7
Private households as % of total households			

1 person	20%	22%	16%
2 persons	36%	28%	41%
3 persons	11%	14%	19%
4 persons	18%	19%	14%
5 or more persons	16%	17%	9%
Number of owner private households	440	445	440
Number of renter private households	20	55	55
Owner households as % of total	96%	89%	89%
Renter households as % of total	4%	11%	11%
Renters in subsidized housing (#)		0	10
Owners in subsidized housing (#)	0	0	0
Renters in subsidized housing (%)	0%	0%	2%
Owners in subsidized housing (%)	0%	0%	0%

Source: Statistics Canada

Table 8 provides household income data for Telkwa residents while Figure 8 presents average household income for Telkwa and surrounding CSDs. From 2006-2016, Telkwa's average household income<sup>6</sup> increased by 23% from \$77,162 to \$94,834. Over the same time period, average household income also increased in Houston (\$82,737 to \$89,908), Smithers (\$70,042 to \$84,461), and RDBN Area A (\$81,791 to \$100,859); however, Houston households experienced a decrease in average household income from 2011-2016.

Telkwa renters also experience relatively high shelter costs compared to the surrounding CSDs. In 2016, average shelter costs for Telkwa renting households were \$1,087 compared to \$734 in Houston, \$894 in Smithers, and \$811 in RDBN Area A.

**Table 8: Household Income & Rental Prices<sup>7</sup>, Telkwa CSD – 2006-2016**

	2006	2011	2016
All households - average total income	\$77,182	\$84,411	\$94,834
All households - median total income	\$74,048	\$69,062	\$89,336
Owner households - average total income	\$78,777	\$83,315	\$97,706
Owner households - median total income	\$75,876	\$72,486	\$91,508
Renter households - average total income	0 <sup>8</sup>	\$93,295	\$69,592
Renter households - median total income	0	\$66,189	\$58,568

<sup>6</sup> All incomes are in 2015 constant dollars.

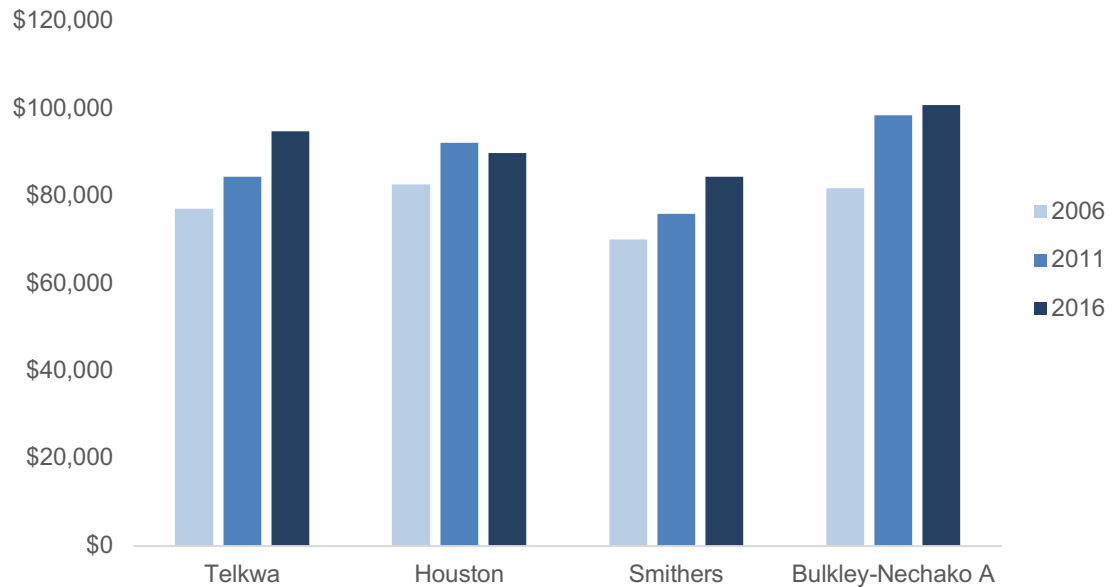
<sup>7</sup> Rental costs are not readily available from Statistics Canada for low population CSDs, but BC Non-Profit Housing Association was able to provide the required data for 2016.

<sup>8</sup> Renter household income in 2006 is likely suppressed by Statistics Canada for confidentiality reasons due to the low number (20) of renter households that year.

Renter shelter costs - average	\$1,087
Renter shelter costs - median	\$1,083

Source: Statistics Canada; BC Non-Profit Housing Association

**Figure 8: Average Household Income (2015 Constant Dollars), CSDs – 2006-2016**



Source: Statistics Canada

**Table 9: Income Brackets by Household Ownership, Telkwa CSD – 2006-2016**

	2006			2011			2016		
	Total	Owners	Renters	Total	Owners	Renters	Total	Owners	Renters
Total Households	460	440	20	445	500	55	495	445	50
\$0 to \$14,999	0	0	0	0	0	0	0	0	0
\$15,000 to \$19,999	10	0	0	0	0	0	10	10	0
\$20,000 to \$24,999	20	20	0	0	0	0	10	0	0
\$25,000 to \$29,999	25	30	0	0	0	0	0	0	0
\$30,000 to \$34,999	20	10	10	0	0	0	10	10	0
\$35,000 to \$39,999	15	10	10	0	0	35	15	15	0
\$40,000 to \$44,999	10	10	0	0	0	0	25	20	0
\$45,000 to \$49,999	0	0	0	0	0	30	0	0	0
\$50,000 to \$59,999	40	40	0	80	0	90	50	35	15
\$60,000 to \$69,999	55	55	0	35	0	40	40	40	0
\$70,000 to \$79,999	85	75	0	50	0	45	50	40	10
\$80,000 to \$89,999	50	50	0	20	0	20	40	35	10

\$90,000 to \$99,999	35	40	0	20	0	20	45	40	0
\$100,000 and over	105	105	0	140	0	160	200	190	10
\$100,000 to \$124,999	60	60	0	60	0	60	75	75	0
\$125,000 to \$149,999	30	25	0	40	0	40	65	55	10
\$150,000 to \$199,999	10	10	0	35	0	55	45	45	0
\$200,000 and over	0	0	0	0	0	0	15	15	0

Source: Statistics Canada

**Table 10: Income Brackets by Household Ownership, Share of Population, Telkwa CSD – 2006-2016**

	2006			2011			2016		
	Total	Owners	Renters	Total	Owners	Renters	Total	Owners	Renters
Total households	460	440	20	500	445	55	495	445	50
\$0 to \$14,999	0%	0%	0%	0%	0%	0%	0%	0%	0%
\$15,000 to \$19,999	2%	0%	0%	0%	0%	0%	2%	2%	0%
\$20,000 to \$24,999	4%	5%	0%	0%	0%	0%	2%	0%	0%
\$25,000 to \$29,999	5%	7%	0%	0%	0%	0%	0%	0%	0%
\$30,000 to \$34,999	4%	2%	50%	0%	0%	0%	2%	2%	0%
\$35,000 to \$39,999	3%	2%	50%	7%	0%	0%	3%	3%	0%
\$40,000 to \$44,999	2%	2%	0%	0%	0%	0%	5%	4%	0%
\$45,000 to \$49,999	0%	0%	0%	6%	0%	0%	0%	0%	0%
\$50,000 to \$59,999	9%	9%	0%	18%	16%	0%	10%	7%	3%
\$60,000 to \$69,999	12%	13%	0%	8%	7%	0%	8%	8%	0%
\$70,000 to \$79,999	18%	17%	0%	9%	10%	0%	10%	8%	2%
\$80,000 to \$89,999	11%	11%	0%	4%	4%	0%	8%	7%	2%
\$90,000 to \$99,999	8%	9%	0%	4%	4%	0%	9%	8%	0%
\$100,000 to \$124,999	13%	14%	0%	12%	12%	0%	15%	15%	0%
\$125,000 to \$149,999	7%	6%	0%	8%	8%	0%	13%	11%	2%
\$150,000 to \$199,999	2%	2%	0%	11%	7%	0%	9%	9%	0%
\$200,000 and over	0%	0%	0%	0%	0%	0%	3%	3%	0%

Source: Statistics Canada

## Housing Units

Telkwa has an aging housing stock. By 2016, 84% of the housing units (410 of 495) were constructed prior to 2001, as shown in Table 11. This trend is similar in surrounding regions, where in 2016 housing units constructed before 2001 accounted for 92% (Houston), 88% (Smithers), and 89% (RDBN Area A) of the housing stock.

Table 11 lists occupied units by construction period; however, there is poor data on completed homes or registered new homes pre-2016. If we assume 100% occupancy of housing units constructed post 2001, the slowest construction period was between 2001-2011 when approximately 45 new dwellings were constructed. Under the same assumption, 2011-2016 saw an increase with approximately 40 newly constructed dwellings. Overall, the majority of Telkwa's housing stock consists of single-detached houses, with an increase in different dwelling types post 2011.

According to the BC Housing New Home Registry (2019), there were 24 new single-family homes registered between 2016-2019 (no multi-unit or purpose-built rentals), however this data source includes homes constructed outside of the municipal boundary. Data provided by the Village of Telkwa for residential building permits indicate steady growth in the number of new homes constructed. Table 13 shows between 2015 and 2019, 19 building permits for new housing units were issued, averaging at a rate of 3.8 new housing units per year, slightly under the 2001-2016 average of 5.6 dwellings / year. In recent years, the slow in construction is linked with the limited availability of developable lots due to Telkwa's limited water system capacity, which has recently been upgraded.

In 2019, the RDBN Area A saw the most residential construction with 22 dwelling units followed by Smithers with 13 units (Regional District of Bulkley-Nechako, 2020).

**Table 11: Dwellings by Size, Construction Date, and Type, Telkwa CSD – 2006-2016**

	2006	2011	2016
Total - Occupied private dwellings by number of bedrooms	460	500	495
No bedroom	0	0	0
1 bedroom	10	0	10
2 bedrooms	85	130	65
3 bedrooms	185	165	190
4 or more bedrooms	180	195	225
Total - Occupied private dwellings by period of construction	460	500	495
1960 or before	115	90	85
1961 to 1980	135	135	85

1981 to 1990	65	110	80
1991 to 2000	135	155	160
2001 to 2005	10	0	25
2006 to 2011		0	20
2011 to 2016			40
Total - Structural type of dwelling	460	500	495
Single-detached house	460	465	445
Apartment, building that has five or more storeys	0	0	0
Other dwelling	0	0	25
Semi-detached house	0	0	10
Row house	0	0	10
Apartment, duplex	0	0	10
Apartment, building that has fewer than five storeys	0	0	0
Other single-attached house	0	0	0
Movable dwelling	0	0	25

Source: Statistics Canada

**Table 12: Share (%) of Dwellings by Construction Date and Type, Telkwa – 2006-2016**

	2006	2011	2016
Total - Occupied private dwellings by period of construction	460	500	495
1960 or before	25%	18%	17%
1961 to 1980	29%	27%	17%
1981 to 1990	14%	22%	16%
1991 to 2000	29%	31%	32%
2001 to 2005	2%	0%	5%
2006 to 2011		0%	4%
2011 to 2016			8%
Total - Structural type of dwelling	460	500	495
Single-detached house	100%	93%	90%
Apartment, building that has five or more storeys	0%	0%	0%
Other dwelling	0%	0%	5%
Semi-detached house	0%	0%	2%
Row house	0%	0%	2%
Apartment, duplex	0%	0%	2%
Apartment, building that has fewer than five storeys	0%	0%	0%
Other single-attached house	0%	0%	0%
Movable dwelling	0%	0%	5%

Source: Statistics Canada

**Table 13: Telkwa Building Permits for New Home Constructed between 2015-2019**

	2015	2016	2017	2018	2019
Single Detached Homes	2	6	6	4	1

Source: Village of Telkwa

## Anticipated Households & Housing Unit Needs

Projections for households and housing units are estimated using the population projections (see Table 4 in Population and Age Projections) along with the household and housing unit 2016 census data for Telkwa<sup>9</sup>. We project forward through the 2017-2026 period, and manually adjust the projections towards 1- and 2-bedroom units and away from 3+ bedroom units. We do this to account for the changing demographic needs (aging population), and to account for the current reported waitlist for 1-bedroom units at Telkwa House.

It should also be noted that Statistics Canada reports occupied housing units rather than housing units in stock. As a result, the projection methods are sensitive to the relatively high fluctuation in occupied housing units of different sizes reported in each census year. Using 2016 as the base year is assumed to provide the most accurate account of current housing units, but there remains a relatively high degree of uncertainty. The projected housing unit needs should therefore be used with a note of caution as the projections are less reliable than the projections for population and number of total households.

Table 14 shows that the number of private households is projected to increase from 495 in 2016 to 586 in 2026. The growth in households is expected to require an increase of 26 units in 3+ bedrooms dwellings, 45 units in 2-bedroom dwellings, and 20 units in 1-bedroom dwellings over the 10-year period (see Table 15).

**Table 14: Anticipated Total Private Households, Telkwa CSD – 2017-2026**

	Total private households	Anticipated average household size (# of people)
2016	495	2.7
2017	504	2.7
2018	513	2.7
2019	522	2.7
2020	532	2.7
2021	541	2.7
2022	550	2.7

<sup>9</sup> First, we take the households (by size) to population ratio for the Telkwa CSD to get a measure of population/housing units ratio. We then use the projected population trends and the population/housing units ratio to estimate the number of housing units (by size) that will be needed from 2017-2026.

2023	559	2.7
2024	568	2.7
2025	577	2.7
2026	586	2.7

Source: BC Stats; BRA calculations

**Table 15: Anticipated Housing Unit Needs by Size, Telkwa CSD – 2017-2026**

	<b>Total Housing units required</b>	<b>Bachelor Suites</b>	<b>1 bed</b>	<b>2-bed</b>	<b>3+ bed</b>
2016	495	0	10	65	420
2017	504	0	12	70	423
2018	513	0	14	74	425
2019	522	0	16	79	428
2020	532	0	18	83	430
2021	541	0	20	88	433
2022	550	0	22	92	436
2023	559	0	24	97	438
2024	568	0	26	101	441
2025	577	0	28	106	443
2026	586	0	30	110	446
<b>Average annual number of new units required</b>	<b>9</b>		<b>2.0</b>	<b>4.5</b>	<b>2.6</b>

Source: BC Stats; BRA calculations



## Affordability, Overcrowding & Repair Needs

There have been substantial fluctuations in the number of Telkwa households that spend 30% or more of their pre-tax income on shelter costs. Table 16 shows that from 2006-2011, the percentage of households below the affordability standard increased from 2% to 16% (10 to 80 units), and from 2011-2016 this decreased to 8% (40 units). Rising incomes are likely a contributing factor for the decrease of households below the affordability standard from 2011-2016. From 2006-2011, the increase in households below the affordability standard occurred simultaneously with rising incomes suggesting there may have been an increase in a cost variable that affected housing affordability.

Overcrowding is a relatively small (reported) issue in Telkwa, and in 2016 there were only 10 households that were below the associated suitability standard.

**Table 16: Housing Affordability<sup>10</sup>, Adequacy<sup>11</sup> & Suitability<sup>12</sup> Standards, Telkwa 2006-2016**

<b>Telkwa</b>	<b>2006</b>	<b>2011</b>	<b>2016</b>
Total number of households in CSD	460	485	495
<b>Households below the affordability standard</b>			
Number of households (#)	10	80	40
Share of households (%)	2%	16%	8%
Owner households (#)	10	70	30
Share of all owner households (%)	2%	16%	7%
Renter households (#)	0	0	10
Share of all renter households (%)	0%	0%	20%
<b>Households below the adequacy standard</b>			
Number of households (#)	50	40	25
Share of households (%)	11%	8%	5%
Owner households (#)	40	30	20
Share of all owner households (%)	9%	7%	4%
Renter households (#)	10	0	0
Share of all renter households (%)	50%	0%	0%
<b>Households below the suitability standard</b>			
Number of households (#)	15	0	10
Share of households (%)	3%	0%	2%
Owner households (#)	15	0	0
Share of all owner households (%)	3%	0%	0%
Renter households (#)	0	0	0
Share of all renter households (%)	0%	0%	0%

Source: Statistics Canada

<sup>10</sup> Households below the affordability standard spend 30%+ of pre-tax income on shelter costs

<sup>11</sup> Households below the adequacy standard are those living in dwellings that have major repairs needed.

<sup>12</sup> Households below the suitability standard are those in overcrowded dwellings.

From 2011-2016, Telkwa saw a decrease in the number of households (85 to 35) that were below the core housing need standard<sup>13</sup> (see Table 17). In 2011, 18% of households were below the core housing need standard, which dropped to just 7% in 2016. Despite the drop, renter households still fall below the core housing need standard at a substantially higher rate than owner households, with 20% of renters and 7% of owners being below the standard in 2016.

Despite the recent drop in the total number of households below the core housing needs standard, there were 10 households which dropped into extreme core housing need<sup>14</sup> in 2016, whereas in 2011 there were 0 households that met this standard.

**Table 17: Core Housing Need and Extreme Core Housing Need, Telkwa CSD – 2006-2016**

	2006	2011	2016
<b>Households by Core Housing Need</b>			
Number of households (#)	40	85	35
Share of households (%)	9%	18%	7%
Owner households (#)	35	60	30
Share of all owner households (%)	8%	14%	7%
Renter households (#)	10	25	10
Share of all renter households (%)	40%	45%	20%
<b>Household by Extreme Core Housing Need</b>			
Number of households (#)	0	0	10
Share of households (%)	0%	0%	2%
Owner households (#)	0	0	10
Share of all owner households (%)	0%	0%	2%
Renter households (#)	0	0	0
Share of all renter households (%)	0%	0%	0%

Source: Statistics Canada

<sup>13</sup> Households in core housing need are those whose dwelling is considered unsuitable, inadequate or unaffordable and whose income levels are such that they could not afford suitable and adequate housing in their community.

<sup>14</sup> Households who are in core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income.

## Assessment & Sale Values

Telkwa has seen a steady increase in assessed value prices from 2006 to 2020 for all structure types and unit sizes as seen in Tables 18-21. The average sale value for all housing units has increased from \$242,439 to \$290,993 from 2015 to 2020, a 20% increase. The average assessed value has increased from \$219,057 to \$288,937, a 32% increase. Between 2018 and 2020 there was a particularly large increase in the assessed values of 2+ bedroom units and single-detached homes.

Single-detached homes and 3+ bedroom units make up the majority of Telkwa's housing stock. Accordingly, the average and median values exhibit less annual variation than other unit types with lower numbers of units. Sales prices have also risen steadily but are more variable, which influenced the variation in quality (and prices) of the relatively small number of units being sold each year.

**Table 18: Assessed Value by Unit Size, Median<sup>15</sup> & Average Price, Telkwa CSD – 2006-2020**

	Average	Median	Average Price			Median Price		
			1-Bed	2-Bed	3+ Bed	1-Bed	2-Bed	3+ Bed
2006	\$112,615	\$112,536	\$80,580	\$81,489	\$118,483	\$79,760	\$74,988	\$119,538
2007	\$134,832	\$134,167	\$93,160	\$98,125	\$141,825	\$92,760	\$94,170	\$141,736
2008	\$169,916	\$171,166	\$110,417	\$116,890	\$180,057	\$102,583	\$105,317	\$183,679
2009	\$172,143	\$172,774	\$121,040	\$116,191	\$182,119	\$113,480	\$105,779	\$184,696
2010	\$181,295	\$181,736	\$122,300	\$127,446	\$191,352	\$103,917	\$120,456	\$193,337
2011	\$192,099	\$193,132	\$124,363	\$133,470	\$204,229	\$108,163	\$125,508	\$207,256
2012	\$200,205	\$200,187	\$141,238	\$146,259	\$212,480	\$125,438	\$139,316	\$214,197
2013	\$205,340	\$205,132	\$170,750	\$151,622	\$217,403	\$150,617	\$140,996	\$219,723
2014	\$220,888	\$221,062	\$114,700	\$170,558	\$232,282	\$93,300	\$160,370	\$234,796
2015	\$219,057	\$217,748	\$106,729	\$177,304	\$229,648	\$86,700	\$168,314	\$230,255
2016	\$228,023	\$226,107	\$112,667	\$180,564	\$239,924	\$82,500	\$171,896	\$239,865
2017	\$232,601	\$231,096	\$103,800	\$184,135	\$243,605	\$85,800	\$175,109	\$243,761
2018	\$238,258	\$236,841	\$106,217	\$187,881	\$249,784	\$88,600	\$177,411	\$250,338
2019	*	*	*	*	*	*	*	*
2020	\$288,937	\$288,517	\$111,650	\$230,563	\$302,417	\$103,650	\$222,101	\$303,633

Source: BC Assessment; BRA calculations

Notes: 2019 data was not provided by BC Assessment

<sup>15</sup> Median prices are estimations that may not precisely reflect the true median prices for each housing unit classification. Instead, they are a weighted average of the median prices for housing units that are grouped together for this report, but are grouped separately in the Housing Needs Reports data from BC Assessment.

**Table 19: Assessed Value by Unit Type, Median & Average Price, Telkwa CSD – 2006-2020**

	Average Price				Median Price			
	Single Detached	Duplex	Manufactured	Apartment	Single Detached	Duplex	Manufactured	Apartment
2006	\$115,231	\$89,800	\$60,426	\$168,100	\$115,474	\$89,800	\$54,235	\$168,100
2007	\$137,867	\$93,700	\$66,066	\$192,100	\$137,297	\$93,700	\$63,383	\$192,100
2008	\$173,767	\$98,000	\$83,854	\$226,400	\$175,228	\$98,000	\$81,323	\$226,400
2009	\$176,014	\$98,000	\$85,243	\$226,400	\$176,814	\$98,000	\$82,533	\$226,400
2010	\$185,305	\$104,600	\$88,519	\$261,300	\$186,042	\$104,600	\$82,819	\$261,300
2011	\$197,550	\$101,633	\$92,848	\$244,200	\$199,044	\$101,633	\$85,165	\$244,200
2012	\$206,368	\$107,067	\$91,609	\$253,000	\$206,407	\$107,067	\$90,467	\$253,000
2013	\$211,641	\$126,300	\$99,332	\$253,600	\$211,558	\$126,300	\$96,624	\$253,600
2014	\$227,980	\$177,900	\$114,137	\$252,900	\$228,978	\$177,900	\$101,383	\$252,900
2015	\$225,228	\$222,640	\$112,390	\$255,500	\$224,486	\$222,640	\$99,930	\$255,500
2016	\$234,284	\$216,900	\$126,334	\$255,300	\$232,281	\$216,900	\$123,048	\$255,300
2017	\$237,551	\$235,775	\$146,917	\$255,200	\$236,041	\$235,775	\$143,177	\$255,200
2018	\$243,246	\$255,325	\$143,397	\$266,700	\$242,117	\$255,325	\$134,850	\$266,700
2019	*	*	*	*	*	*	*	*
2020	\$296,772	\$277,175	\$164,327	\$278,900	\$296,889	\$279,340	\$152,766	\$278,900

Source: BC Assessment; BRA calculations

Notes: 2019 data was not provided by BC Assessment

**Table 20: Sale Value by Unit Size, Median and Average Price, Telkwa CSD – 2006-2020**

	Average Price					Median Price		
	Average	Median	1-Bed	2-Bed	3+ Bed	1-Bed	2-Bed	3+ Bed
2006	\$122,866	\$117,305	\$0	\$90,363	\$129,366	\$0	\$83,238	\$124,119
2007	\$135,086	\$135,914	\$55,000	\$97,689	\$142,948	\$55,000	\$97,733	\$143,925
2008	\$188,171	\$186,200	\$159,000	\$147,633	\$192,117	\$159,000	\$165,000	\$188,940
2009	\$199,718	\$202,181	\$136,000	\$147,157	\$212,051	\$136,000	\$139,000	\$216,709
2010	\$179,095	\$187,484	\$0	\$166,375	\$183,335	\$0	\$161,375	\$196,188
2011	\$174,984	\$187,675	\$0	\$124,475	\$183,402	\$0	\$124,475	\$198,208
2012	\$225,654	\$217,500	\$0	\$150,250	\$242,411	\$0	\$141,917	\$234,296
2013	\$211,813	\$225,421	\$0	\$237,333	\$209,744	\$0	\$200,000	\$227,482
2014	\$234,176	\$240,636	\$151,000	\$254,500	\$234,810	\$151,000	\$260,000	\$241,538
2015	\$242,329	\$254,017	\$0	\$230,077	\$247,843	\$0	\$229,722	\$264,950
2016	\$223,355	\$218,803	\$0	\$204,133	\$227,473	\$0	\$204,133	\$221,946
2017	\$241,007	\$239,683	\$0	\$226,417	\$243,582	\$0	\$228,750	\$241,612
2018	\$249,776	\$247,590	\$135,000	\$194,000	\$260,228	\$135,000	\$191,250	\$258,070
2019	*	*	*	*	*	*	*	*
2020	\$290,993	\$293,992	\$0	\$203,500	\$297,242	\$0	\$203,500	\$300,456

Source: BC Assessment; BRA calculations

Notes: 2019 data was not provided by BC Assessment

**Table 21: Sale Value by Unit Type, Median and Average Price, Telkwa CSD – 2006-2020**

	Average Price				Median Price			
	Single Detached	Duplex	Manufactured	Apartment	Single Detached	Duplex	Manufactured	Apartment
2006	\$112,252	\$0	\$49,450	\$0	\$106,881	\$0	\$49,450	\$0
2007	\$125,350	\$0	\$54,000	\$220,000	\$126,155	\$0	\$54,000	\$220,000
2008	\$170,386	\$0	\$0	\$0	\$168,301	\$0		\$0
2009	\$192,509	\$0	\$110,400	\$0	\$196,245	\$0	\$110,400	\$0
2010	\$150,400	\$0	\$29,000	\$0	\$156,251	\$0	\$29,000	\$0
2011	\$165,247	\$0	\$113,500	\$0	\$177,333	\$0	\$113,500	\$0
2012	\$211,785	\$0	\$153,500	\$0	\$204,926	\$0	\$153,500	\$0
2013	\$185,559	\$0	\$168,338	\$0	\$194,765	\$0	\$168,338	\$0
2014	\$210,147	\$173,000	\$0	\$0	\$216,247	\$173,000	\$0	\$0
2015	\$182,670	\$276,838	\$0	\$0	\$196,344	\$276,838	\$0	\$0
2016	\$193,718	\$266,800	\$140,500	\$0	\$188,800	\$266,800	\$140,500	\$0
2017	\$212,560	\$0	\$139,273	\$0	\$211,566	\$0	\$139,273	\$0
2018	\$217,345	\$305,000	\$0	\$0	\$215,164	\$305,000	\$0	\$0
2019	*	*	*	*	*	*	*	*
2020	\$292,924	\$0	\$235,000	\$0	\$296,026	\$0	\$235,000	\$0

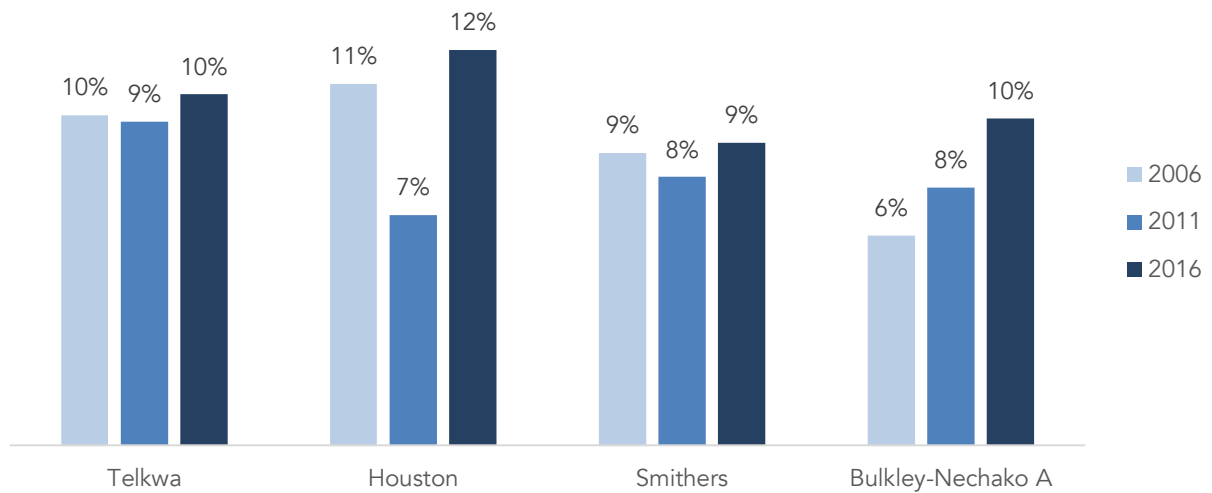
Source: BC Assessment; BRA calculations

Notes: 2019 data was not provided by BC Assessment

## Labour Market

Figure 10 presents the unemployment rate for Telkwa and surrounding CSDs for 2006-2016. Telkwa's unemployment rate remained close to 10% and relatively stable from 2006-2016, although there may have been fluctuations between census years not captured in the available data. The labour force participation rate rose by five percentage points between 2006-2011 (74% to 79%) and decreased to 72% from 2011-2016 (see Table 22). From 2006-2016, Telkwa consistently had a higher unemployment rate than Smithers and RDNB Area A, but a lower unemployment rate than Houston with the exception of 2011.

Figure 10: Unemployment Rate, Telkwa and Surrounding CSDs – 2006-2016



Source: Statistics Canada

Table 22: Labour Force, Participation Rate, Unemployment Rate, Telkwa CSD – 2006-2016

	2006	2011	2016
In the labour force	680	850	735
Participation rate (%)	74%	79%	72%
Unemployment rate (%)	10%	9%	10%

Source: Statistics Canada

Table 23 provides employment figures by North American Classification System (NAICS) for Telkwa. From 2011-2016, there were noticeable increases in the number of workers for construction (30 to 75), professional, scientific, and technical services (0 to 45), and health care and social assistance (40 to 95). During the same periods there was a decrease in the number of workers in manufacturing (115 to 65), retail trade (105 to 85), public administration (100 to 25), accommodation and food services (90 to 50), and transportation and warehousing (115 to 75).

**Table 23: Number of workers by North American Classification System (NAICS), Telkwa CSD  
– 2006-2016**

	2006	2011	2016
Labour force population aged 15 years and over	680	850	735
Industry - not applicable	0	0	10
All industry categories	675	845	730
11 Agriculture, forestry, fishing and hunting	80	40	45
21 Mining, quarrying, and oil and gas extraction	35	55	50
22 Utilities	0	0	10
23 Construction	35	30	75
31-33 Manufacturing	75	115	65
41 Wholesale trade	20	0	10
44-45 Retail trade	60	105	85
48-49 Transportation and warehousing	35	115	75
51 Information and cultural industries	0	0	0
52 Finance and insurance	15	10	15
53 Real estate and rental and leasing	0	0	0
54 Professional, scientific & technical services	20	0	45
55 Management of companies and enterprises	0	0	0
56 Administrative & support, waste management & remediation services	15	10	20
61 Educational services	55	35	40
62 Health care and social assistance	90	40	95
71 Arts, entertainment and recreation	0	0	10
72 Accommodation and food services	45	90	50
81 Other services (except public administration)	25	30	20
91 Public administration	50	100	25

Source: Statistics Canada

Table 24 shows the substantial change in the commuting workforce between 2006-2026 in Telkwa. There was a steep decrease in commuters moving within Telkwa from 2006-2011 (340 to 50) and an increase in the number of commuters commuting to a nearby CSD (105 to 485). From 2011 to 2016, this trend reversed slightly, with 60 fewer Telkwa residents commuting to a nearby CSD.

**Table 24: Workforce Commuting Destinations, Telkwa CSD – 2006-2016**

	2006	2011	2016
Total - Commuting destination for the employed labour force aged 15 years and over in private households with a usual place of work	460	570	505
Commute within census subdivision (CSD) of residence	340	50	70
Commute to a different census subdivision (CSD) within census division (CD) of residence	105	485	425
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	0	0	10
Commute to a different province or territory	10	25	0

Source: Statistics Canada

Figure 11 shows the percentage of the population that moved during the past year for Telkwa, Houston, Smithers, and RDBN Area A. In 2011 and 2016 Telkwa's share of the population that had moved during the past year was approximately 18%. This share in 2016 was similar to the share in Houston, slightly higher (by 2 percentage points) than the share in Smithers, and substantially higher (by 8 percentage points) than the share in RDBN Area A.

Table 25 shows the population of Telkwa by mobility<sup>16</sup> and migrant status from 2006 to 2016. From 2006 to 2011 there was an increase from 165 to 250 movers, with 35 being migrants and 45 non-migrants. From 2011-2016, there was a slight decrease in the number of movers from 250 to 230, but a noticeably fewer number of movers were migrants (180 to 140).

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<sup>16</sup> Mobility status: Non-movers are residents who resided in the same address from the same date 1 year prior.

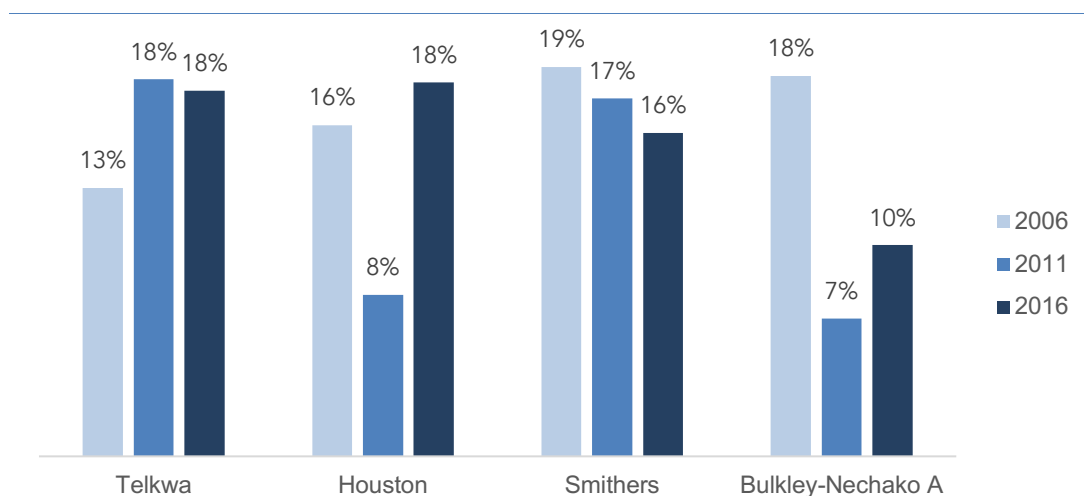
Movers are people who have changed their place of residence from the same date 1 year prior.

Migrants are movers who moved from a different census subdivision.

Non-migrants are movers who moved within the same census subdivision.



Figure 11: Share of Population That Moved During the Past Year, Telkwa and Surrounding CSDs – 2006-2016



Source: Statistics Canada

Table 25: Mobility Status<sup>17</sup> by Migrant Status, Telkwa CSD – 2006-2016

	2006	2011	2016
<b>Total - Mobility status 1 year ago</b>	1,270	1,370	1,300
<b>Non-movers</b>	1,105	1,115	1,070
<b>Movers</b>	165	250	230
<b>Non-migrants</b>	30	65	90
<b>Migrants</b>	135	180	140

Source: Statistics Canada

## Data Sources

BC Stats. 2018. PEOPLE (Population Extrapolation for Organizational Planning with Less Error) Population Projections

BC Housing New Home Registry (2019). Accessed from <https://catalogue.data.gov.bc.ca/dataset/new-homes-registry-2016-2018->

Statistics Canada. 2020. Census Profile, 2016 Census, 2011 Census, 2006 Census.

<sup>17</sup> Mobility status: Non-movers are residents who resided in the same address from the same date 1-yr prior. Movers are people who have changed their place of residence from the same date 1 year prior. Migrants are movers who moved from a difference census subdivision. Non-migrants are movers who moved within the same census subdivision.

BC Assessment. 2006 – 2018 Housing Needs Report

BC Assessment. 2020 Revised Housing Needs Report

Regional District of Bulkley-Nechako (2020). Housing in the RDBN: A Discussion Paper.  
Prepared by the RDBN Planning Department

Village of Telkwa Building Permit Statistics

# Appendix B. Community Input

Community input provided valuable insights to understand Telkwa's housing needs, fill data gaps and shape the analysis. This section summarizes findings from the 11 one-on-one interviews and 80 resident surveys.

## One-on-One Interviews

Information from 11 one-on-one interviews provided insights into Telkwa's housing needs, including needs of vulnerable populations. Individuals interviewed represented a range of organizations, including:

- Telkwa Seniors Housing Society
- Smithers Community Services Association
- Dze L K'ant Friendship Centre
- Northern Health
- Village of Telkwa
- Regional District of Bulkley Nechako
- Local Developer
- Telkwa Coal
- Remax Realty
- Calderwood Realty
- Ministry of Transportation & Infrastructure

A summary of interview findings regarding Telkwa's current and future housing needs are provided below.

### Telkwa's Current Housing Needs:

- Lack of buildable residential lots (only 2 residential subdivisions completed in the last 5-years) and limited supply of homes for sale.
- Prices for Telkwa homes are increasing and there has been recent interest in garden suites amongst home buyers to help off-set mortgage costs.
- Keep existing families in Telkwa, notably once children age out of the elementary school or families can afford to buy closer to Smithers (due to closer proximity to services).
- Need to build on Telkwa's amenities to attract mobile workers and families looking for quality of life.

- Telkwa does not currently have the capacity to accommodate growth, including Telkwa Coal housing.
- Overall shortage of rental housing throughout Bulkley Valley, including affordable rentals.
- Industry is placing additional pressure on rentals (i.e. CN, camp workers, etc.).
- Displacement of lower-income rental households out of Telkwa due to increasing rent rates.
- Bulkley Valley wide there is a lack of affordable and safe rentals, especially for vulnerable populations, such as seniors, single parents, and indigenous households.
- Diversified housing options, especially for those looking to downsize and retirees.
- Housing options decrease the lower the income and need for supports.
- More affordable and accessible housing options for seniors.
- Currently Telkwa House has a 31-person waitlist.
- Supported / assisted living needed for seniors as Telkwa home support clients remain in homes that are too big for what they need, can safely access or maintain due to the lack of seniors housing options.
- Many of seniors are reliant on friends and family to provide transport necessary to access services in Smithers.
- Need long-term care option for seniors in Telkwa.
- Current assisted living and long-term care in Smithers / Houston already has long waitlists.
- Need for increase in subsidized rental housing and supports.
- Many families in core need live together to afford homes.
- There are waitlists on all subsidized rental housing projects in Smithers / Houston.

- Indigenous rental housing is extremely limited – affordable, healthy rentals are needed throughout the Bulkley Valley with supports navigating the system.
- High need for housing and supports for complex mental health needs in Bulkley Valley.
- Telkwa's housing needs are interconnected to housing needs and demands within the area.
- Individuals and households will move throughout the Bulkley Valley to find housing that meets their needs.
- Need more local housing champions and non-profit societies to operate subsidized housing projects – currently there is a lot of funding opportunities but lack of local capacity to take projects on.
- More housing on transit route to better link to Smithers services is needed.

#### **Future Housing Needs:**

- More affordable homes / residential lots to keep Telkwa affordable for families.
- Diversify housing options, including mortgage helpers (i.e. suites), seniors housing and smaller homes.
- Housing projects on transit routes as its key for those that do not drive.
- Invest in Telkwa's amenities to attract families, retirees & mobile workers to the community.
- Housing to accommodate Telkwa Coal workers & attract their families to live in Telkwa as well as meet the larger housing needs in the Bulkley Valley.
- Increase affordable / accessible housing options for seniors & supports, including assisted living and long-term care.
- Establish a strong collaborative and cultural component to housing discussions.

- More subsidized housing options needed for indigenous and non-indigenous households across the Bulkley Valley in coordination with support services.
- Explore opportunities for subsidized housing with housing / service providers, Northern Health, BC Housing and other local governments by participating in regional housing discussions.
- Need to build capacity of local non-profit societies to take on housing projects.

## Resident Survey

80 Telkwa residents completed the Telkwa Housing Survey as a way to share their housing experiences and reflections on current and future housing needs. Survey results are summarized below. Full responses are available from the Village of Telkwa.

### Main reason(s) respondents live in Telkwa:

- 67.5% Housing price / rental in my price range
- 40% Family-friendly neighbourhood
- 25% Able to find housing to meet my household needs
- 18.8% Housing design meets my personal needs (i.e. accessible)
- 9% Close to my place of work
- 10% Close to family

*Other: "Close to dirt biking / 4x4 trails", "Close to friends & school", "Nothing available in Smithers within our price range", "We love the village size & location", "Nature", "I just like it here", "Huge yard & neighbours not on top of us", "River", "Quality of life", "Pleasant surroundings", "Was born here", "Privacy & community spirit"*

### Satisfaction with current housing situation:

- 81% Satisfied with their housing situation
- 12.5% Housing is not suitable (i.e. house is too big/too small)
- 8.8% Housing is not well located to meet their needs (i.e. proximity to transit, services, etc.)
- 7.5% Housing is not adequate (i.e. in need of repair)
- 3.8% Housing is not affordable (i.e. the cost of accommodation is too high)
- 1.3% Housing is not secure (i.e. rental/lease agreement is short-term)

*Other: "My house does need some work but I would stay here", "House taxes are too high", "Municipal taxes are too high", "Telkwa care insurance is too high", "On well water and it sucks"*

### Anticipated challenges in the next 5 years:

- 33.3% Cost to repair / maintain my home
- 28.6% Distance to services and amenities (i.e. groceries, bank, medical, school, work, etc.)
- 19% House too big due to changing household size
- 19% House too small due to changing household size
- 14.3% Cost of mortgage or rent

- 9.5% Requirement for supports (i.e. cooking, cleaning, care, etc.)
- 7.9% Accessibility limitations (i.e. stairs)
- 6.3% Stability of housing (i.e. loss of tenancy, landlord may sell the house, etc.)

*Other: "Property tax increasing and age of infrastructure", "Cost of housing taxes", "Don't see a problem in next 5 years", "High taxes – too high", "Noise from highway and excessive speed", "Property taxes are a large expense", "increase in property values", "I am less able to handle the up and down of stairs"*

#### **Housing types most needed in Telkwa:**

- 47.4% Single-detached homes (stand-alone homes)
- 43.6% Multi-family dwellings (townhomes, apartments, condos)
- 35.9% More developable residential lots
- 30.8% Homes with suites (basement suites, secondary suites or carriage houses)
- 20.5% Two-family dwellings (duplexes)
- 19.2% Mixed use buildings (combination of commercial / residential)
- 3.8% Mobile homes

*Other: "Low income family homes", "Affordable & accessible housing", "A community living arrangement", "Homes for the needy", "Tiny houses sharing a residential lot", "Too many mobile homes popping up", "Affordable housing", "No more mobile homes", "Commercial businesses"*

#### **Overall, Telkwa needs to improve on:**

- 57.7% Affordable housing
- 47.9% Rental housing
- 35.2% Housing for seniors
- 31% Housing for families
- 22.5% Housing for individuals with special needs
- 22.5% Housing for individuals experiencing homelessness or at risk of homelessness
- 12.7% Housing for Indigenous people

*Other: "Housing and rentals in the Valley", "Women for housing at risk of violence", "Lower property taxes", "Parks", "Need to upgrade current housing services", "I don't think it is up to the municipality", "Lower property taxes would help"*

#### **Consider moving out of Telkwa to find housing that better aligns with their needs:**

- 51.2% Yes



- 26.2% No
- 22.5% Not sure

**Community amenities or features that contribute to their choice to live in Telkwa:**

- 80% Outdoor recreation (i.e. riverfront, trails, playgrounds, sports)
- 72.4% Small town charm (i.e. friendly people, community groups, compact village core)
- 58% Family friendly (i.e. elementary school, childcare, neighbourhoods)
- 18.4% Community events (i.e. Telkwa BBQ, seniors' activities)
- 14.5% Access to transit

*Other: "A 25 min commute saves me \$150,000 on a mortgage", "Lower taxes", "ATV friendly", "Proximity to the airport – extended family lives out of province", "When I purchased housing costs were much lower. Housing costs have inflated incredible high, especially considering its 10-15 min from most amenities", "Relatively safe from crime and vandalism, "I grew up here and it will always be home"*

# Appendix C. Summary Form

## Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: \_\_\_\_\_

REGIONAL DISTRICT: \_\_\_\_\_

DATE OF REPORT COMPLETION: \_\_\_\_\_ (MONTH/YYYY)

### PART 1: KEY INDICATORS & INFORMATION

*Instructions: please complete the fields below with the most recent data, as available.*

<b>LOCATION</b>	Neighbouring municipalities and electoral areas:
	Neighbouring First Nations:

<b>POPULATION</b>	Population:		Change since	:	%
	Projected population in 5 years:		Projected change:		%
	Number of households:		Change since	:	%
	Projected number of households in 5 years:		Projected change:		%
	Average household size:				
	Projected average household size in 5 years:				
	Median age (local):	Median age (RD):	Median age (BC):		
	Projected median age in 5 years:				
	Seniors 65+ (local):	%	Seniors 65+ (RD):	%	Seniors 65+ (BC):
	Projected seniors 65+ in 5 years:				%
	Owner households:	%	Renter households:	%	
	Renter households in subsidized housing:				%

<b>INCOME</b>	Median household income	Local	Regional District	BC
	All households	\$	\$	\$
	Renter households	\$	\$	\$
	Owner households	\$	\$	\$

ECONOMY	Participation rate: %	Unemployment rate: %
	Major local industries:	

HOUSING	Median assessed housing values: \$	Median housing sale price: \$
	Median monthly rent: \$	Rental vacancy rate: %
	Housing units - total:	Housing units – subsidized:
	Annual registered new homes - total:	Annual registered new homes - rental:
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter):	%
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs):	%
	Households below <i>suitability</i> standards (in overcrowded dwellings):	%

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):
2. Any community consultation undertaken during development of the housing needs report:
3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).
4. Any consultation undertaken with First Nations:

## PART 2: KEY FINDINGS

**Table 1: Estimated number of units needed, by type (# of bedrooms)**

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)		
1 bedroom		
2 bedrooms		
3+ bedrooms		
Total		

Comments:

**Table 2: Households in Core Housing Need**

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>		100		100		100
<b>Of which are in core housing need</b>						
Of which are owner households						
Of which are renter households						

Comments:

**Table 3: Households in *Extreme* Core Housing Need**

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>		100		100		100
<b>Of which are in extreme core housing need</b>						
Of which are owner households						
Of which are renter households						

Comments:

**Briefly summarize current and anticipated needs for each of the following:**

- 1. Affordable housing:**
  
  
  
  
  
  
  
  
  
  
- 2. Rental housing:**
  
  
  
  
  
  
  
  
  
  
- 3. Special needs housing:**
  
  
  
  
  
  
  
  
  
  
- 4. Housing for seniors:**
  
  
  
  
  
  
  
  
  
  
- 5. Housing for families:**
  
  
  
  
  
  
  
  
  
  
- 6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:**
  
  
  
  
  
  
  
  
  
  
- 7. Any other population groups with specific housing needs identified in the report:**

**Were there any other key issues identified through the process of developing your housing needs report?**