

Technical Report 2020
Village of Burns Lake



December 2020

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HOUSING NEEDS REPORT
VILLAGE OF BURNS LAKE

December 2020

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POPULATION PROFILE

2.0 Population Data

This section provides information on some of the key social, demographic and population-related measures influencing the need for housing in the Village of Burns Lake. This includes information on the general level of population growth and change as well as information on the needs of specific population and household groups. The information set out in this section look at population-related measures influencing existing and future housing demand with Table 2.1 below showing the specific population-related measures influencing housing demand in Burns Lake. The darker circles on Table 2.1 signal those factors which are more likely to have a greater impact on housing demand in the Burns Lake context while the lighter circles signal less of a consideration for Burns Lake.

2.1 Population-Related Measures

TABLE 2.1 POPULATION-RELATED MEASURES

Population In 2016, the population in Burns Lake was 1,779, a decrease of 250 individuals since 2011.	●
Regional population growth The population in the Bulkley-Nechako region decreased from 38,945 in 2011 to 37,445 in 2016, a decrease of 1,500 individuals.	●
Proportion of the regional population In 2016, Burns Lake accounted for approximately 5% of the population in the Bulkley-Nechako region.	○
Average age of the population The average age of the population in the Village of Burns Lake was 39.5 years which is consistent with the average age of the population in the region. This is slightly younger than the average age reported for the Province as a whole.	●
Children and youth (0 to 14 years old) There were 355 individuals in Burns Lake who were between the ages of 0 to 14, representing 20% of the population in Burns Lake in 2016.	●
Younger adults (15 to 19 years old) There were 115 individuals in Burns Lake who were between the ages of 15 to 19, representing 7% of the population in Burns Lake in 2016.	○
Younger adults (20 to 24 years old) There were 110 individuals in Burns Lake who were between the ages of 20 to 24, representing 6% of the population in Burns Lake in 2016.	○
Individuals 25 to 64 years old There were 940 individuals in Burns Lake who were between the ages of 25 to 64, representing 53% of the population in Burns Lake in 2016.	○
Seniors 65 to 84 years old There were 190 individuals in Burns Lake who were between the ages of 65 to 84, representing 11% of the population in Burns Lake in 2016.	●
Seniors 85 years and older There were 75 individuals in Burns Lake who were 85 years and older, representing 4% of the population in Burns Lake in 2016 and a growing segment of the population.	●

2.2 Total Population

There were 1,779 individuals living in Burns Lake at the time of the 2016 Census. This represents 5% of the total population in the Regional District of Bulkley-Nechako.

TABLE 2.2 TOTAL POPULATION

	2006	2011	2016
British Columbia	4,113,487	4,400,057	4,648,055
Regional District of Bulkley-Nechako	37,930	38,945	37,445
Village of Burns Lake	2,107	2,029	1,779
% of the Regional Population	5.6%	5.2%	4.8%

Source: Statistics Canada. Census 2001, 2006, 2011 and 2016

2.3 Population Growth

The population in Burns Lake decreased by 250 individuals (12%) between 2011 and 2016. The population in the Bulkley-Nechako region experienced a drop of 4% of the population (1,500 individuals).

TABLE 2.3 CHANGE IN POPULATION (2006 TO 2016)

	2006	2011	2016
British Columbia	4,113,487	4,400,057	4,648,055
Change in population (Province)	--	286,570	247,998
% change in the population	--	7.0%	5.6%
Regional District of Bulkley-Nechako	37,930	38,945	37,445
Change in population (Region)	--	1,015	(1,500)
% change in the population	--	2.7%	(3.9%)
Village of Burns Lake	2,107	2,029	1,779
Change in population (Community)	--	(78)	(250)
% change in the population	--	(3.7%)	(12.3%)

Source: Statistics Canada. Census 2006, 2011 and 2016

2.4 Average Age

At the time of the 2016 Census, the average age of residents living in Burns Lake was 39.5 years, the same as the regional average age of 39.5 years but lower than the Provincial average which was 41.8 years.

TABLE 2.4 AVERAGE AGE

	2006	2011	2016
British Columbia	39.2	40.7	41.8
Regional District of Bulkley-Nechako	35.9	37.8	39.5
Village of Burns Lake	34.9	35.2	39.5

Source: Statistics Canada. Census 2006, 2011 and 2016

2.5 Median Age

At the time of the 2016 Census, the median age of residents living in Burns Lake was 39.8 years, lower than the regional median age of 41 years and the Provincial median age which was 42.5 years. At the same time, the median age in Burns Lake increased by 7.6 years between 2011 and 2016.

TABLE 2.5 MEDIAN AGE

	2006	2011	2016
British Columbia	40.5	41.6	42.5
Regional District of Bulkley-Nechako	37.1	39.1	41
Village of Burns Lake	31.8	32.2	39.8

Source: Statistics Canada. Census 2006, 2011 and 2016

2.6 Age Distribution

At the time of the 2016 Census, individuals between the ages of 0 and 14 accounted for 20% of the total population in Burns Lake, the same as in the Bulkley-Nechako region. At the same time, 6% of the population living in Burns Lake was between the ages of 15 and 19 while another 6% were between the ages of 20 and 24. Approximately 53% of the population living in Burns Lake was between the ages of 25 and 64 while 11% of the population was between the ages of 65 and 84. There were also 75 individuals (4% of the population) who were 85 and older.

TABLE 2.6 AGE DISTRIBUTION

	0-14	15-19	20-24	25-64	65-84	85 +
British Columbia (#)	691,390	258,980	287,560	2,561,145	739,785	109,190
British Columbia (%)	14.9%	5.6%	6.2%	55.1%	15.9%	2.3%
Regional District of Bulkley-Nechako (#)	7,290	2,550	2,110	20,305	5,080	560
Regional District of Bulkley-Nechako (%)	19.5%	6.7%	5.6%	53.6%	13.4%	1.5%
Village of Burns Lake (#)	355	115	110	940	190	75
Village of Burns Lake (%)	19.9%	6.4%	6.2%	52.7%	10.6%	4.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.7 Population (0 to 14)

At the time of the 2016 Census, there were 335 children between the ages of 0 and 14 living in Burns Lake, down from 455 in 2011. Based on the most recent Census data, children age 0-14 account for 20% of individuals living in Burns Lake as well as 20% of the total population in the region.

TABLE 2.7 TOTAL POPULATION CHILDREN AND YOUTH (0 TO 14)

	2006	2011	2016
British Columbia (#)	679,600	677,360	691,390
British Columbia (%)	16.5%	15.4%	14.9%
Regional District of Bulkley-Nechako (#)	8,385	8,125	7,290
Regional District of Bulkley-Nechako (%)	22.1%	20.9%	19.5%
Village of Burns Lake (#)	480	455	355
Village of Burns Lake (%)	22.8%	22.4%	19.9%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.8 % Change in Population (0 to 14)

Between 2011 and 2016, there was a decrease of 100 individuals between the ages of 0 to 14 living in Burns Lake. This represents a decrease of 22% when compared to 2011. The total number of individuals between the ages of 0 to 14 decreased by 10% at the regional level (835 individuals).

TABLE 2.8 % CHANGE IN POPULATION (0 TO 14)

	2006	2011	2016
British Columbia (#)	--	(2,240)	14,030
British Columbia (%)	--	(0.3%)	2.1%
Regional District of Bulkley-Nechako (#)	--	(260)	(835)
Regional District of Bulkley-Nechako (%)	--	(3.1%)	(10.3%)
Village of Burns Lake (#)	--	(25)	(100)
Village of Burns Lake (%)	--	(5.2%)	(22.0%)

Source: Statistics Canada. Census 2006, 2011 and 2016

2.9 Population (15 to 19)

The population between the ages of 15 to 19 in Burns Lake is decreasing. In 2016, there were 115 individuals between the ages of 15 and 19 in Burns Lake, 60 fewer than in 2011. There were 2,550 individuals age 15 to 19 in the Bulkley-Nechako region in 2016, 460 fewer than in 2011.

TABLE 2.9 TOTAL POPULATION (15 TO 19)

	2006	2011	2016
British Columbia (#)	273,565	275,165	258,980
British Columbia (%)	6.7%	6.3%	5.6%
Regional District of Bulkley-Nechako (#)	3,070	3,010	2,550
Regional District of Bulkley-Nechako (%)	8.1%	7.7%	6.8%
Village of Burns Lake (#)	170	175	115
Village of Burns Lake (%)	8.1%	8.6%	6.5%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.10 % Change in Population (15 to 19)

Between 2011 and 2016, individuals between the ages of 15 and 19 in Burns Lake decreased by 34% compared to a decrease of 15% at the regional level. Provincially there was a decrease of 6%.

TABLE 2.10 % CHANGE IN POPULATION (15 TO 19)

	2006	2011	2016
British Columbia (#)	--	1,600	(16,185)
British Columbia (%)	--	0.6%	(5.9%)
Regional District of Bulkley-Nechako (#)	--	(60)	(460)
Regional District of Bulkley-Nechako (%)	--	(2.0%)	(15.3%)
Village of Burns Lake (#)	--	5	(60)
Village of Burns Lake (%)	--	2.9%	(34.3%)

Source: Statistics Canada. Census 2006, 2011 and 2016

2.11 Population (20 to 24)

There were 110 young adults between the ages of 20 and 24 living in Burns Lake in 2016, 20 fewer than in 2011. There were 2,225 adults between the ages of 20 and 24 living in the Bulkley-Nechako region, 5 more than in 2011. Young adults aged 20-24 made up 6% of the population in both Burns Lake and the Bulkley-Nechako region.

TABLE 2.11 TOTAL POPULATION (20 TO 24)

	2006	2011	2016
British Columbia (#)	265,905	279,825	287,560
British Columbia (%)	6.5%	6.4%	6.2%
Regional District of Kitimat-Stikine (#)	2,030	2,220	2,225
Regional District of Kitimat-Stikine (%)	5.3%	5.9%	6.0%
Village of Burns Lake (#)	155	130	110
Village of Burns Lake (%)	7.4%	6.4%	6.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.12 % Change in Population (20 to 24)

The population between the ages of 20 to 24 in Burns Lake dropped slightly between 2011 and 2016, decreasing by 20 individuals. At the same time, the Bulkley-Nechako region reported a small increase in this age group.

TABLE 2.12 % CHANGE IN POPULATION (20 TO 24)

	2006	2011	2016
British Columbia (#)	--	13,920	7,735
British Columbia (%)	--	5.2%	2.8%
Regional District of Bulkley-Nechako (#)	2,030	2,220	2,225
Regional District of Bulkley-Nechako (%)	5.3%	5.9%	6.0%
Village of Burns Lake (#)	--	(25)	(20)
Village of Burns Lake (%)	--	(16.1%)	(15.4%)

Source: Statistics Canada. Census 2006, 2011 and 2016

2.13 Population (25 to 64)

There were 940 individuals between the ages of 25 and 64 living in Burns Lake in 2016, 75 fewer than in 2011. Region-wide, there were 20,305 individuals between the ages of 25 and 64, which is 765 fewer than in 2011.

TABLE 2.13 TOTAL POPULATION (25 TO 64)

	2006	2011	2016
British Columbia (#)	2,294,600	2,478,985	2,561,145
British Columbia (%)	55.8%	56.3%	55.1%
Regional District of Bulkley-Nechako (#)	20,665	21,070	20,305
Regional District of Bulkley-Nechako (%)	54.5%	54.1%	54.2%
Village of Burns Lake (#)	1,015	1,015	940
Village of Burns Lake (%)	48.2%	50.0%	52.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.14 % Change in Population (25 to 64)

Burns Lake reported a significant decrease of 7% in the population age 25 to 64 (75 individuals). The Bulkley-Nechako region experienced a net decrease of 4%, or 765 individuals between ages 25 and 64.

TABLE 2.14 % CHANGE IN POPULATION (25 TO 64)

	2006	2011	2016
British Columbia (#)	--	184,385	82,160
British Columbia (%)	--	8.0%	3.3%
Regional District of Bulkley-Nechako (#)	--	405	(765)
Regional District of Bulkley-Nechako (%)	--	2.0%	(3.6%)
Village of Burns Lake (#)	--	0	(75)
Village of Burns Lake (%)	--	0%	(7.4%)

Source: Statistics Canada. Census 2006, 2011 and 2016

2.15 Population (65 to 84)

There were 190 seniors between the ages of 65 and 84 living in Burns Lake in 2016, 40 fewer than in 2011. There were 5,080 seniors between the ages of 65 and 84 living in the Bulkley-Nechako region in 2016, 700 more than in 2011.

TABLE 2.15 TOTAL POPULATION (65 TO 84)

	2006	2011	2016
British Columbia (#)	523,760	596,040	739,785
British Columbia (%)	12.7%	13.5%	15.9%
Regional District of Bulkley-Nechako (#)	3,655	4,380	5,080
Regional District of Bulkley-Nechako (%)	9.6%	11.2%	13.6%
Village of Burns Lake (#)	230	230	190
Village of Burns Lake (%)	10.9%	11.3%	10.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.16 % Change in Population (65 to 84)

Region-wide there was a net increase of 700 individuals in the 65 to 84 age cohort which represents an increase of 16% when compared to 2011. Within Burns Lake, there was a decrease of 40 individuals, 17% of residents in the 65 to 84 age cohort.

TABLE 2.16 % CHANGE IN POPULATION (65 TO 84)

	2006	2011	2016
British Columbia (#)	--	72,280	143,745
British Columbia (%)	--	13.8%	24.1%
Regional District of Bulkley-Nechako (#)	--	725	700
Regional District of Bulkley-Nechako (%)	--	19.8%	16.0%
Village of Burns Lake (#)	--	0	(40)
Village of Burns Lake (%)	--	0%	(17.4%)

Source: Statistics Canada. Census 2006, 2011 and 2016

2.17 Population (85 and older)

There were 75 seniors age 85 and older living in Burns Lake in 2016, 10 more than in 2011. There were 560 seniors age 85 and older living in the Bulkley-Nechako region in 2016, 115 more than in 2011. There was significant growth in the proportion of seniors age 85 and older, both across the Region and in Burns Lake between 2006 and 2016. The proportion of seniors 85 or older increased from 1.1% to 1.5% across the Region and from 2% to over 4% in Burns Lake.

TABLE 2.17 TOTAL POPULATION (85 AND OLDER)

	2006	2011	2016
British Columbia (#)	76,050	92,675	109,190
British Columbia (%)	1.8%	2.1%	2.3%
Regional District of Bulkley-Nechako (#)	325	445	560
Regional District of Bulkley-Nechako (%)	0.9%	1.1%	1.5%
Village of Burns Lake (#)	40	40	75
Village of Burns Lake (%)	1.9%	2.0%	4.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.18 % Change in Population (85 and older)

Region-wide there was an increase of 115 individuals 85 and older which represents an increase of 26% when compared to 2011. While the absolute numbers are relatively small, Burns Lake reported an increase of 35 individuals 85 and older compared to 2011.

TABLE 2.18 CHANGE IN POPULATION (85 AND OLDER)

	2006	2011	2016
British Columbia (#)	--	16,625	16,515
British Columbia (%)	--	21.9%	17.8%
Regional District of Bulkley-Nechako (#)	--	120	115
Regional District of Bulkley-Nechako (%)	--	36.9%	25.8%
Village of Burns Lake (#)	--	--	35
Village of Burns Lake (%)	--	--	--

Source: Statistics Canada. Census 2006, 2011 and 2016

HOUSEHOLD PROFILE

3.0 Household Data

This section provides information on the different family and household arrangements across households living in Burns Lake and includes comparative information for the Bulkley-Nechako region and the Province as a whole. The information in this section includes considerations related to changing housing needs as well as current housing and tenure arrangements. Table 3.1 highlights the household-related measures influencing housing demand in Burns Lake with the darker circles signalling those factors which are likely to have greater impact in the Burns Lake context while the lighter circles signal less of a consideration for Burns Lake.

3.1 Household-Related Measures

TABLE 3.1 HOUSEHOLD-RELATED MEASURES

Household growth In 2016, there were 695 households in Burns Lake, a decrease of 80 households from 2011.	●
Ownership Rate In 2016, there were 425 households living in Burns Lake who owned their home, an increase of 30 households since 2011.	●
Owners with a mortgage In 2016, 59% of all owners living in Burns Lake had a mortgage compared to 49% of all owners in the Bulkley-Nechako region.	●
Rental housing demand Rental housing demand is strong. In 2016, there were 275 renter households living in Burns Lake representing 40% of all households. Additionally, Burns Lake has a significantly higher proportion of renter households when compared to Bulkley-Nechako region (21%).	●
Smaller 1 person households Smaller singe person households accounted for 29% of all households living in Burns Lake in 2016, higher than the region (26%) and the same as reported across the Province (29%).	●
Households of 3 or more Households of 3 or more persons accounted for more than one in 3 households in Burns Lake (37%) in 2016, slightly higher than across the region (36%) and the Province as a whole (36%).	●
Census family households Family households accounted for 64% of all households living in Burns Lake compared to 70% of households across Bulkley-Nechako region.	●
Non-family households Non-family households represent 32% of all households in Burns Lake with 91% being single person households. Region-wide, non-family households account for 29% of the total.	●
Unrelated persons sharing There were 20 non-family households in Burns Lake in 2016 who were unrelated persons sharing (3% of all households), down slightly from 2011.	●

This section looks more closely at the different household related measures:

3.2 Total Households

There were 695 households living in Burns Lake at the time of the 2016 Census (5% of the regional total). This represents a decrease of 80 households from 2011. The Bulkley-Nechako region experienced a decrease of 85 households between 2011 to 2016 for a total of 15,100 households.

TABLE 3.2 TOTAL HOUSEHOLDS

	2006	2011	2016
British Columbia	1,643,150	1,764,637	1,881,970
Regional District of Bulkley-Nechako	14,550	15,185	15,100
Village of Burns Like	800	775	695
% of the Regional Total	5.5%	5.1%	4.6%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.3 Change in Number of Households

There were 695 households living in Burns Lake at the time of the 2016 Census. This represents a decrease of 10% (80 households) from 2011. The Bulkley-Nechako region experienced a decrease of 85 households (0.6%) between 2011 and 2016.

TABLE 3.3 CHANGE IN THE NUMBER OF HOUSEHOLDS

		2006 -2011	2011-2016
British Columbia (#)	--	121,487	117,333
British Columbia (% Change)		7.4%	6.6%
Regional District of Bulkley-Nechako (#)	--	635	(85)
Regional District of Bulkley-Nechako (%)		4.4%	(0.6%)
Village of Burns Lake (#)	--	(25)	(80)
Village of Burns Lake (%)	--	(3.1%)	(10.3%)

Source: Statistics Canada. Census 2006, 2011 and 2016

3.4 Total Owners

Of the 695 households living in Burns Lake in 2016, 425 (61%) were owners, up from 395 (51%) in 2011. Across the Bulkley-Nechako region, 11,580 households (77%) were owners, down from 11,605 in 2011. Province-wide, 68% of households were owners, 2% fewer than 2011.

TABLE 3.4 TOTAL OWNERS

	2006	2011	2016
British Columbia	1,145,050	1,234,710	1,279,025
% of all households	69.7%	70.0%	68.0%
Regional District of Bulkley-Nechako (#)	11,070	11,605	11,580
Regional District of Bulkley-Nechako (%)	76.1%	76.4%	76.7%
Village of Burns Lake (#)	440	395	425
Village of Burns Lake (%)	55.0%	51.0%	61.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.5 Net Change in Owners

Burns Lake experienced a net increase of 25 owner households (6%) between 2011 and 2016. Across the Bulkley-Nechako region, there was a net decrease of 25 owner households (0.2%).

TABLE 3.5 NET CHANGE IN OWNERS

	2006	2011	2016
British Columbia	--	89,660	44,315
% of all households	--	7.8%	3.6%
Regional District of Bulkley-Nechako (#)	--	535	(25)
Regional District of Bulkley-Nechako (%)	--	4.8%	(0.2%)
Village of Burns Lake (#)	--	(45)	25
Village of Burns Lake (%)	--	(10.2%)	6.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.6 Owners with a Mortgage

Of the 425 owner households in Burns Lake, 250 (59%) reported that they had a mortgage. Across the Bulkley-Nechako region, of the 11,580 households who were owners, 5,725 had a mortgage (49%). Province-wide, 727,680 households reported that they had a mortgage or 57% of all owner households.

TABLE 3.6 OWNERS WITH A MORTGAGE

	2006	2011	2016
British Columbia	644,560	688,530	727,680
% of all owners	56.3%	55.8%	56.9%
Regional District of Bulkley-Nechako (#)	5,670	5,730	5,725
Regional District of Bulkley-Nechako (%)	51.2%	49.4%	49.4%
Village of Burns Lake	275	245	250
% of all owners	62.5%	62.0%	58.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.7 Total Renters

Of the 695 households living in Burns Lake in 2016, 275 (40%) were renters. Across the Bulkley-Nechako region, there were 3,100 renter households (21% of all households). Province-wide, approximately 32% of households were renters in 2016.

TABLE 3.7 TOTAL RENTERS

	2006	2011	2016
British Columbia (#)	494,000	525,000	599,360
British Columbia (%)	30.1%	29.8%	31.8%
Regional District of Bulkley-Nechako (#)	3,000	3,085	3,100
Regional District of Bulkley-Nechako (%)	20.6%	20.3%	20.5%
Village of Burns Lake (#)	360	370	275
Village of Burns Lake (%)	45.0%	47.7%	39.6%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.8 Renters in Subsidized Housing[1]

Of the 275 renter households living in Burns Lake, 85 households (31%) were living in subsidized housing. Across the Bulkley-Nechako region, 290 renter households (10%) were living in subsidized housing. Province-wide, approximately 13% of all renter households were living in subsidized housing.

TABLE 3.8 RENTERS IN SUBSIDIZED HOUSING

	2006	2011	2016
British Columbia (# of renter households)	--	69,995	73,830
British Columbia (% of renter households)	--	13.5%	12.5%
Regional District of Bulkley-Nechako (#)	--	495	290
Regional District of Bulkley-Nechako (% of renters)	--	16.6%	9.9%
Village of Burns Lake (# of renter households)	--	135	85
Village of Burns Lake (% of renter households)	--	36.5%	30.9%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.9 Average Household Size

At the time of the 2016 Census, the average household size in Burns Lake was 2.5 persons which is the same as the average household size for the region (2.5 persons) and the Province (2.4 persons). The average household size in Burns Lake decreased from 2.6 persons to 2.5 persons between 2011 to 2016, identical to the trend across the Bulkley-Nechako region.

TABLE 3.9 AVERAGE HOUSEHOLD SIZE

	2006	2011	2016
British Columbia	2.5	2.5	2.4
Regional District of Bulkley-Nechako	2.6	2.6	2.5
Village of Burns Lake	2.6	2.6	2.5

Source: Statistics Canada. Census 2006, 2011 and 2016

3.10 Number of Persons Per Household

There were 200 1-person households in Burns Lake (29%) in 2016. Similarly, there were 245 2-person households and 255 households of 3 or more persons. Burns Lake has a higher prevalence of single person households (29%) when compared to the Bulkley-Nechako region (27%) and consistent with the Province as a whole.

TABLE 3.10 NUMBER OF PERSONS PER HOUSEHOLD

	1-person	2-person	3-person	4-person	5-person
British Columbia (#)	541,910	663,770	277,690	243,125	155,470
British Columbia (%)	28.8%	35.3%	14.8%	12.9%	8.3%
Regional District of Bulkley-Nechako (#)	3,895	5,845	2,025	1,885	1,455
Regional District of Bulkley-Nechako (%)	25.8%	38.7%	13.4%	12.5%	9.6%
Village of Burns Lake (#)	200	245	90	100	65
Village of Burns Lake (%)	28.8%	35.3%	12.9%	14.4%	9.4%

Source: Statistics Canada. Census 2016

[1] This is based on information reported in the Census. Information provided by BC Housing on the number of subsidized units is reported in the next section.

3.11 One Person Households

Approximately 29% of households in Burns Lake in 2016 were single person households. At the same time, 26% of households in the Bulkley-Nechako region were 1-person households.

TABLE 3.11 NUMBER OF 1-PERSON HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	460,575	497,215	541,925
British Columbia (%)	28.0%	28.2%	28.8%
Regional District of Bulkley-Nechako (#)	3,520	3,765	3,895
Regional District of Bulkley-Nechako (%)	24.2%	24.8%	25.8%
Village of Burns Lake (#)	230	220	200
Village of Burns Lake (%)	28.8%	28.4%	28.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.12 Two Person Households

At the time of the 2016 Census, more than one in 3 households in Burns Lake (35%) was a 2-person household. Across the Bulkley-Nechako region, 5,845 households (39%) were 2-person households while 35% of households across the Province were 2-person households.

Table 3.12 Number of 2-Person Households

	2006	2011	2016
British Columbia (#)	562,225	612,380	663,780
British Columbia (%)	34.2%	34.7%	35.3%
Regional District of Bulkley-Nechako (#)	5,130	5,490	5,845
Regional District of Bulkley-Nechako (%)	35.3%	36.2%	38.7%
Village of Burns Lake (#)	240	295	245
Village of Burns Lake (%)	30.0%	38.1%	35.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.13 Households of 3 or More Persons

Approximately 37% of all households in Burns Lake in 2016 were comprised of 3 or more persons. Similarly, 36% of households in the Bulkley-Nechako region and 36% of households across the Province were comprised of 3 or more persons.

TABLE 3.13 NUMBER OF 3+-PERSON HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	620,355	655,035	676,260
British Columbia (%)	37.8%	37.1%	35.9%
Regional District of Bulkley-Nechako (#)	5,900	5,930	5,365
Regional District of Bulkley-Nechako (%)	40.5%	39.1%	35.5%
Village of Burns Lake (#)	330	255	255
Village of Burns Lake (%)	41.3%	32.9%	36.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.14 Family and Household Type

Of the 695 households living in Burns Lake in 2016, 445 (64%) were census families while 220 (32%) were non-census families. Across the Bulkley-Nechako region, 70% of households were census families (10,555) while 29% (4,340) were non-census families. Across the Province as a whole, census families accounted for 64% of all households while non-census families accounted for 34% of the total.

TABLE 3.14 FAMILY AND HOUSEHOLD TYPE

	Total Households	Census Families	Multi-Family Households	Non-Census Families
British Columbia (#)	1,881,970	1,196,165	55,465	630,340
British Columbia (%)	100.0%	63.6%	2.9%	33.5%
Regional District of Bulkley-Nechako (#)	15,100	10,555	200	4,340
Regional District of Bulkley-Nechako (%)	100.0%	69.9%	1.3%	28.7%
Village of Burns Lake (#)	695	445	30	220
Village of Burns Lake (%)	100.0%	64.0%	4.3%	31.7%

Source: Statistics Canada. Census 2016

3.15 Census Family Households

Between 2011 and 2016, Burns Lake reported a decrease of 30 census family households while the Bulkley-Nechako region reported a decrease of 215 census family households. Across the Province, there were 1,196,165 census family households in 2016, an increase of more than 61,000 households compared to 2011.

TABLE 3.15 CENSUS FAMILY HOUSEHOLDS

	2006	**2011**	**2016**
British Columbia (#)	1,074,850	1,134,700	1,196,165
British Columbia (%)	65.4%	64.3%	63.6%
Regional District of Bulkley-Nechako (#)	10,425	10,770	10,555
Regional District of Bulkley-Nechako (%)	71.6%	70.9%	69.9%
Village of Burns Lake (#)	515	475	445
Village of Burns Lake (%)	64.4%	61.3%	64.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.16 Families with Children

Families with children accounted for 56% of all census family households in Burns Lake in 2016 (250 households). Between 2011 and 2016, Burns Lake reported a modest decrease of 20 households with children. Across the Bulkley-Nechako region, families with children account for 53% of census families. Between 2011 and 2016, the number of families with children across the Bulkley-Nechako region decreased by 460 households. Province-wide, there was an increase of more than 17,000 families with children between 2011 and 2016 although the actual proportion of families with children fell from 57% to 56%.

TABLE 3.16 FAMILIES WITH CHILDREN

	2006	2011	2016
British Columbia (#)	572,565	650,475	668,365
British Columbia (%)	53.3%	57.3%	55.9%
Regional District of Bulkley-Nechako (#)	5,625	6,035	5,575
Regional District of Bulkley-Nechako (%)	54.0%	56.0%	52.8%
Village of Burns Lake (#)	240	270	250
Village of Burns Lake (%)	46.6%	56.8%	56.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.17 Families without Children

At the time of the 2016 Census, there were 200 family households living in Burns Lake that did not have children living at home. This represents a slight decrease from the previous Census. Similarly, the Bulkley-Nechako region had 4,985 family households without children, an increase of 250 households between 2011 and 2016. Province-wide, the number of families without children increased by more than 43,000 households between 2011 and 2016. In Burns Lake, the proportion of families without children as a subset of census families increased from 43% to 45% from 2011 to 2016 while the increase in the Bulkley-Nechako region was from 44% to 47%.

TABLE 3.17 FAMILIES WITHOUT CHILDREN

	2006	2011	2016
British Columbia (#)	424,895	484,225	527,795
British Columbia (%)	39.5%	42.7%	44.1%
Regional District of Bulkley-Nechako (#)	4,195	4,735	4,985
Regional District of Bulkley-Nechako (%)	40.2%	44.0%	47.2%
Village of Burns Lake (#)	210	205	200
Village of Burns Lake (%)	40.8%	43.2%	44.9%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.18 Non-Family Households

Non-family households include single person households as well as unrelated individuals sharing. In 2016, there were 220 non-family households living in Burns Lake, 32% of all households, and a decrease of 50 households between 2011 and 2016. The Bulkley-Nechako region had 4,340 non-family households, 29% of all households. The Province experienced an increase of more than 50,000 non-family households between 2011 and 2016 when 1 in 3 households (34%) was a non-family household.

TABLE 3.18 NON-FAMILY HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	526,790	580,070	630,340
British Columbia (%)	32.1%	32.9%	33.5%
Regional District of Bulkley-Nechako (#)	3,940	4,220	4,340
Regional District of Bulkley-Nechako (%)	27.1%	27.8%	28.7%
Village of Burns Lake (#)	260	270	220
Village of Burns Lake (%)	32.5%	34.8%	31.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.19 Single Person Households

In 2016, there were 200 singe person households living in Burns Lake (29% of all households), a decrease of 25 households when compared to the previous Census. The Bulkley-Nechako region had 3,890 single person households in 2016, 26% of all households and an increase of 125 households. The Province experienced an increase of more than 43,000 single person households. The proportion of single person households in Burns Lake has remained constant from 2006 through 2016 at 29% of the total population.

TABLE 3.19 SINGLE PERSON HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	460,580	497,215	541,925
British Columbia (%)	28.0%	28.2%	28.8%
Regional District of Bulkley-Nechako (#)	3,525	3,765	3,890
Regional District of Bulkley-Nechako (%)	24.2%	24.8%	25.8%
Village of Burns Lake (#)	230	225	200
Village of Burns Lake (%)	28.8%	29.0%	28.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.20 Unrelated Persons Sharing

In 2016, there were 20 households living in Burns Lake which included two or more unrelated persons sharing, a decrease from 45 households of this type in 2011. Across the Bulkley-Nechako region, there were 450 households which included two or more unrelated persons sharing, a slight decrease of 5 households between 2011 and 2016. During the same time period, the Province reported an increase of more than 5,000 households comprised of two or more unrelated persons sharing.

TABLE 3.20 UNRELATED PERSONS SHARING

	2006	2011	2016
British Columbia (#)	66,210	82,855	88,415
British Columbia (%)	4.0%	4.7%	4.7%
Regional District of Bulkley-Nechako (#)	415	455	450
Regional District of Bulkley-Nechako (%)	2.9%	3.0%	3.0%
Village of Burns Lake (#)	35	45	20
Village of Burns Lake (%)	4.4%	5.8%	2.9%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.21 Single Household Maintainer

The term household maintainer refers to the number of persons in a household who are responsible for carrying the cost of the housing including paying the rent or mortgage and other expenses. Of the 695 households living in Burns Lake in 2016, 485 (70%) were maintained by a single household maintainer with the total number of single household maintainers in Burns Lake decreasing by 40 households between 2011 and 2016. Across the Bulkley-Nechako region in 2016, 9,460 households had a single household maintainer (63%).

TABLE 3.21 SINGLE HOUSEHOLD MAINTAINER

	2006	2011	2016
British Columbia (#)	1,001,195	1,038,910	1,091,500
British Columbia (%)	60.9%	58.9%	58.0%
Regional District of Bulkley-Nechako (#)	9,205	9,585	9,460
Regional District of Bulkley-Nechako (%)	63.3%	63.1%	62.6%
Village of Burns Lake (#)	530	525	485
Village of Burns Lake (%)	66.3%	67.7%	69.8%

Source: Statistics Canada. Census 2016

3.22 Two Household Maintainers

Of the 695 households in Burns Lake in 2016, 195 (28%) had 2 household maintainers while this was the case for 5,415 households (36%) in the Bulkley-Nechako region. Province-wide, there were 725,675 households where there were two household maintainers (39%).

TABLE 3.22 TWO HOUSEHOLD MAINTAINERS

	2006	2011	2016
British Columbia (#)	603,520	673,940	725,675
British Columbia (%)	36.7%	38.2%	38.6%
Regional District of Bulkley-Nechako (#)	5,175	5,400	5,415
Regional District of Bulkley-Nechako (%)	35.6%	35.6%	35.9%
Village of Burns Lake (#)	270	230	195
Village of Burns Lake (%)	33.8%	29.7%	28.1%

Source: Statistics Canada. Census 2016

3.23 Three Household Maintainers

There is a growing number of households with 3 or more household maintainers. There are 15 households living in Burns Lake in 2016 with 3 or more household maintainers. At the same time, there were 230 households (2% of all households) across the Bulkley-Nechako region which reported 3 or more household maintainers, an increase of 35 households between 2011 and 2016. Province-wide, there were 64,795 households with 3 or more household maintainers, an increase of 13,015 households.

TABLE 3.23 THREE HOUSEHOLD MAINTAINERS

	2006	2011	2016
British Columbia (#)	38,430	51,780	64,795
British Columbia (%)	2.3%	2.9%	3.4%
Regional District of Bulkley-Nechako (#)	170	195	230
Regional District of Bulkley-Nechako (%)	1.2%	1.3%	1.5%
Village of Burns Lake (#)	--	--	15
Village of Burns Lake (%)	--	--	2.2%

Source: Statistics Canada. Census 2016

3.24 Age of Household Maintainers

In 2016, there were 25 households in Burns Lake led by someone under the age of 25 (4% of all households). At the same time, 210 households (30%) in Burns Lake were led by someone between the ages of 25 and 44. There were an additional 285 households (41%) in Burns Lake who were led by someone between the ages of 45 to 64 and 170 households (25%) where the primary household maintainer was 65 and older. Across the Bulkley-Nechako region, there were 555 households led by someone under the age of 25 (4%) as well as an additional 4,335 households (29%) led by someone between the ages of 25 and 44. There were also 6,630 households across the Bulkley-Nechako region (44%) where the primary household maintainer was between the ages of 45 and 64, and 3,575 households (24%) where the primary household maintainer was 65 or older.

TABLE 3.24 AGE OF HOUSEHOLD MAINTAINER (2016)

	Under 25	25 to 44	45 to 64	65 and older
British Columbia (#)	58,620	558,140	768,730	496,480
British Columbia (%)	3.1%	29.7%	40.8%	26.4%
Regional District of Bulkley-Nechako (#)	555	4,335	6,630	3,575
Regional District of Bulkley-Nechako (%)	3.7%	28.7%	43.9%	23.7%
Village of Burns Lake (#)	25	210	285	170
Village of Burns Lake (%)	3.6%	30.2%	41.0%	24.5%

Source: Statistics Canada. Census 2016

3.25 Age of Household Maintainer by Tenure

In 2016, 69% of owner households in Burn Lake were 45 years of age or older including 30% who were 65 or older. Almost half of renter households (46%) were between the ages of 45 to 64 years while 32% were 25 to 44 years and 17% were 65 years or older.

TABLE 3.25 AGE OF HOUSEHOLD MAINTAINER BY TENURE

	Under 25	25 to 44	45 to 64	65 and older
British Columbia (#)	58,620	558,140	768,730	496,480
Owners	12,090	297,635	569,260	400,035
Renters	46,405	259,250	197,880	95,815
% of Owners	0.9%	23.3%	44.5%	31.3%
% of Renters	7.7%	43.3%	33.0%	16.0%
	Under 25	25 to 44	45 to 64	65 and older
Regional District of Bulkley-Nechako (#)	555	4,335	6,630	3,575
Owners (#)	220	2,905	5,380	3,075
Renters (#)	320	1,300	1,050	430
% of Owners	7.0%	36.6%	25.4%	31.0%
% of Renters	46.2%	15.4%	15.4%	23.1%
	Under 25	25 to 44	45 to 64	65 and older
Village of Burns Lake	25	210	285	170
Owners	0	130	165	125
Renters	15	85	125	45
% of Owners	0.0%	31.0%	39.3%	29.8%
% of Renters	5.6%	31.5%	46.3%	16.7%

Source: Statistics Canada. Census 2016

3.26 Senior-Led Households

At the time of the 2016 Census, 170 households in Burns Lake (25%) were led by a senior. This included 15 households where the primary household maintainer was 85 or older, representing 2% of all households. There were also 100 households in Burns Lake led by a senior between the ages of 65 and 74 (14%), and 50 households led by a senior between the ages of 75 to 84 (7%). Across the Bulkley-Nechako region, there were 2,255 households led by someone between the ages of 65 and 74 (15%) and an additional 1,005 households led by someone between the ages of 75 and 84 (7%). There were 310 households in the Bulkley-Nechako region where the primary household maintainer was 85 years of age or older (2%).

TABLE 3.26 SENIOR-LED HOUSEHOLDS (2016)

	Senior-Led Households	65 to 74	75 to 84	85 and older
British Columbia (#)	496,480	288,165	152,230	56,085
British Columbia (%)	26.4%	15.3%	8.1%	3.0%
Regional District of Bulkley-Nechako (#)	3,575	2,255	1,005	310
Regional District of Bulkley-Nechako (%)	23.7%	14.9%	6.7%	2.1%
Village of Burns Lake (#)	170	100	50	15
Village of Burns Lake (%)	24.5%	14.4%	7.2%	2.2%

Source: Statistics Canada. Census 2016

HOUSING CHOICES

4.0 Housing Choices

This section includes information on the housing choices available to households living in Burns Lake and includes comparative information for the Bulkley-Nechako region and the Province as a whole. This section looks at rental and ownership options as well as different sources of rental supply. Table 4.1 highlights the measures that are most significant in terms of the mix of housing choices available in Burns Lake with the darker circles signalling those factors which are likely to have greater impact in the Burns Lake context and the lighter circles signalling less of a consideration for Burns Lake.

4.1 Measures Related to Housing Choices in Burns Lake

TABLE 4.1 MEASURES RELATED TO HOUSING CHOICES IN BURNS LAKE

Single detached family housing stock Single detached housing accounted for approximately 76% of the housing stock in Burns Lake in 2016. This was also the case for 78% of the housing stock in the Bulkley-Nechako region.	●
Semi-detached, duplex, rowhouse and townhouse units Semi-detached, duplex, rowhouse and townhouse units accounted for 5% of the housing stock in Burns Lake and 5% of the housing stock in the Bulkley-Nechako region.	●
Apartment stock In 2016, there were 130 apartment units in Burns Lake, representing 19% of the total housing stock in the region. Region-wide, apartment units accounted for 6% of the total stock.	●
Purpose-built rental housing Traditional purpose-built rental housing is typically in the form of apartment units. At the time of the 2016 Census, Burns Lake reported a total of 130 apartment units compared to 895 apartment units across the Bulkley-Nechako region.	●
The secondary rental market Across the 275 renter households in Burns Lake, 47% live in purpose-built rental housing while the remaining 53% live in housing in the secondary rental market.	●
The age of the housing stock A large proportion of the housing stock in Burns Lake is older stock. In 2016, there were only 275 housing units built since 2001 including 100 rental and 175 ownership units.	●
Housing choices for households moving to the region Households moving to Burns Lake and to the Bulkley-Nechako region tend to be renters. In 2016 there were 2,555 individuals who reported that they moved to the Bulkley-Nechako region in the year prior to the Census (2015) with 340 individuals (13%) living in Burns Lake. Of those who reported that they moved to the region in 2016, 2,095 (82%) were renting.	●
Subsidized housing choices in Burns Lake BC Housing produces an annual Unit Count Report which shows the total number of households living in subsidized housing or receiving housing assistance across the Province. In March 2020, BC Housing reported that there were 519 individuals in the Bulkley-Nechako region who were receiving some form of housing assistance including 125 individuals living in Burns Lake.	●

This section provides additional details about the different housing choices available in Burns Lake:

4.2 Single Detached Units

At the time of the 2016 Census, Burns Lake had 175 single detached housing units, a decrease of 20 units between 2011 and 2016. At the same time, the Bulkley-Nechako region reported a net decrease of 150 single detached units between 2011 and 2016.

TABLE 4.2 SINGLE DETACHED HOUSING UNITS

	2006	2011	2016
British Columbia (#)	807,940	841,950	830,595
British Columbia (%)	49.2%	47.7%	44.1%
Regional District of Bulkley-Nechako (#)	11,685	11,820	11,750
Regional District of Bulkley-Nechako (%)	80.3%	77.8%	77.8%
Village of Burns Lake (#)	525	480	525
Village of Burns Lake (%)	65.5%	61.9%	75.5%

Source: Statistics Canada. Census 2006, 2011 and 2016

4.3 Semi-Detached, Duplex, Rowhouse and Townhouse Units

At the time of the 2016 Census, Burns Lake reported 35 semi-detached, duplex, rowhouse or townhouse units, a decrease of 25 units between 2011 and 2016. At the same time, the Bulkley-Nechako region reported 815 units of this type of housing, an increase of 10 units between 2011 and 2016.

TABLE 4.3 SEMI-DETACHED, DUPLEX, ROWHOUSE AND TOWNHOUSE UNITS

	2006	2011	2016
British Columbia (#)	167,085	180,520	226,780
British Columbia (%)	10.2%	10.2%	12.1%
Regional District of Bulkley-Nechako (#)	755	805	815
Regional District of Bulkley-Nechako (%)	5.2%	5.3%	5.4%
Village of Burns Lake (#)	60	60	35
Village of Burns Lake (%)	7.5%	7.7%	5.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

4.4 Apartment Units

At the time of the 2016 Census, there were 130 apartment units in Burns Lake (19% of the stock), a decrease from 160 units in 2011. In the Bulkley-Nechako region, there were 895 apartment units, a slight increase of 5 units from 2011. Across B.C., there were 562,635 apartment units, an increase of more than 58,000 units between 2011 and 2016.

TABLE 4.4 APARTMENT UNITS

	2006	2011	2016
British Columbia (#)	461,130	504,040	562,635
British Columbia (%)	28.1%	28.6%	29.9%
Regional District of Bulkley-Nechako (#)	985	890	895
Regional District of Bulkley-Nechako (%)	6.8%	5.9%	5.9%
Village of Burns Lake (#)	150	160	130
Village of Burns Lake (%)	18.8%	20.6%	18.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

4.5 Apartment Duplex Units – Garden and Basement Suites

Apartment duplex units include accessory units such as garden or basement suites. At the time of the 2016 Census, there were 10 apartment duplex units in Burns Lake, down from 25 units in 2011. In the Bulkley-Nechako region, there were 150 apartment duplex units, an increase of 55 units from 2011.

TABLE 4.5 APARTMENT DUPLEX UNITS- GARDEN AND BASEMENT SUITES

	2006	2011	2016
British Columbia (#)	163,730	180,520	226,780
British Columbia (%)	10.0%	10.2%	12.1%
Regional District of Bulkley-Nechako (#)	60	95	150
Regional District of Bulkley-Nechako (%)	0.4%	0.6%	1.0%
Village of Burns Lake (#)	10	25	10
Village of Burns Lake (%)	1.3%	3.2%	1.4%

Source: Statistics Canada. Census 2006, 2011 and 2016

4.6 Moveable Dwelling Units

At the time of the 2016 Census, there were no moveable dwellings reported in Burns Lake. This is a drop from 50 units of this the housing stock). In the Bulkley-Nechako region in 2016, there were 1,480 moveable dwellings (10% of the housing stock), a decrease of 90 units between 2011 and 2016. Across B.C., there were 49,585 moveable dwellings, an increase of more than 2,000 units.

TABLE 4.6 MOVEABLE DWELLING UNITS

	2006	2011	2016
British Columbia (#)	43,265	47,240	49,585
British Columbia (%)	2.6%	2.7%	2.6%
Regional District of Bulkley-Nechako (#)	1,050	1,570	1,480
Regional District of Bulkley-Nechako (%)	7.2%	10.3%	9.8%
Village of Burns Lake (#)	60	50	--
Village of Burns Lake (%)	7.5%	6.5%	--

Source: Statistics Canada. Census 2006, 2011 and 2016

4.7 Housing Type by Tenure

The table below shows the breakdown of units by structure type across renters and owners. The majority of the rental units in Burns Lake are apartment units (49%) or single detached units (38%). Rented single-detached, semi-detached, townhouse and rowhouse units account for an additional 13% of the rental stock. Across the Bulkley-Nechako region, 63% of renter households were living in rented single-detached homes, semi-detached, duplex, townhouse or rowhouse units, while only 27% were living in apartments. An additional 7% of renters were living in a moveable dwelling. In Burns Lake, 98% of owners were living in single-detached homes compared to 86% across the region.

TABLE 4.7 HOUSING TYPE BY TENURE

	Total	Single Detached	Semi-Detached & Row Housing	Apartment	Apartment Duplex	Moveable Dwelling
British Columbia						
Total Households	1,881,965	830,595	212,370	562,635	226,780	49,585
Owners	1,279,025	727,615	148,775	229,405	131,895	41,330
Renters	599,360	100,285	62,965	333,190	94,775	8,135
Regional District of Bulkley-Nechako						
Total Households	15,100	11,750	815	895	150	1,480
Owners	11,580	9,945	270	60	50	1,260
Renters	3,100	1,415	545	840	90	215
Village of Burns Lake						
Total Households	695	525	35	130	10	-
Owners	425	415	-	-	10	-
Renters	275	105	35	135	-	-

Source: Statistics Canada. Census 2016

4.8 Number of Bedrooms

A large proportion of the housing stock in Burns Lake is in the form of larger 3- or 4- bedroom units while there is a limited supply of smaller 1-bedroom units. At the time of the 2016 Census, 3- and 4-bedroom units accounted for 74% of the stock while 1-bedroom units accounted for only 7% of the stock. Two-bedroom units accounted for 19% of the stock in Burns Lake while there were no bachelor units reported. Across the Bulkley-Nechako region, 69% of the stock was in the form of larger 3- and 4-bedroom units while 1-bedroom units accounted for 8% of the total stock. There were also 3,380 2-bedroom units or 22% of the stock.

TABLE 4.8 NUMBER OF BEDROOMS

	No bedrooms	1 Bedroom	2 Bedroom	3 Bedroom	4 or more bedrooms
British Columbia (#)	22,710	311,035	514,015	513,135	521,075
British Columbia (%)	1.2%	16.5%	27.3%	27.3%	27.7%
Regional District of Bulkley-Nechako (#)	40	1,265	3,380	5,350	5,065
Regional District of Bulkley-Nechako (%)	0.3%	8.4%	22.4%	35.4%	33.5%
Village of Burns Lake (#)	--	50	130	215	295
Village of Burns Lake (%)	--	7.2%	18.8%	31.2%	42.8%

Source: Statistics Canada. Census 2016

4.9 Units with No Bedrooms

There were no studio or bachelor units in Burns Lake. At the same time, the Bulkley-Nechako region had 40 units without a bedroom or 0.3% of the total stock.

TABLE 4.9 NO BEDROOMS

	2006	2011	2016
British Columbia (#)	64,355	31,900	22,710
British Columbia (%)	3.9%	1.8%	1.2%
Regional District of Bulkley-Nechako (#)	320	150	40
Regional District of Bulkley-Nechako (%)	2.2%	1.0%	0.3%
Village of Burns Lake (#)	40	--	--
Village of Burns Lake (%)	5.0%	--	--

Source: Statistics Canada. Census 2006, 2011 and 2016

4.10 1-Bedroom Units

There was a total of 50 1-bedroom housing units in Burns Lake (7% of the total housing stock). The Bulkley-Nechako region had 1,265 1-bedroom units (8% of the total stock). Across the Province, 1-bedroom units comprise 17% of the total stock.

TABLE 4.10 1-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	258,220	281,675	311,035
British Columbia (%)	15.7%	16.0%	16.5%
Regional District of Bulkley-Nechako (#)	1,295	1,320	1,265
Regional District of Bulkley-Nechako (%)	8.9%	8.7%	8.4%
Village of Burns Lake (#)	85	135	50
Village of Burns Lake (%)	10.6%	17.4%	7.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

4.11 2-Bedroom Units

There was a total of 130 2-bedroom housing units in Burns Lake (19% of the total housing stock). The Bulkley-Nechako region had 3,380 2-bedroom units (22% of the total stock). Across the Province, 2-bedroom units comprise 27% of the total stock.

TABLE 4.11 2-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	429,020	472,285	514,015
British Columbia (%)	26.1%	26.8%	27.3%
Regional District of Bulkley-Nechako (#)	3,580	3,440	3,380
Regional District of Bulkley-Nechako (%)	24.6%	22.7%	22.4%
Village of Burns Lake (#)	215	185	130
Village of Burns Lake (%)	26.9%	23.9%	18.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

4.12 3-Bedroom Units

There was a total of 215 3-bedroom housing units in Burns Lake (31% of the total housing stock). The Bulkley-Nechako region had 5,350 3-bedroom units (35% of the total stock). Across the Province, 3-bedroom units comprise 27% of the total stock.

TABLE 4.12 3-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	481,495	499,495	513,135
British Columbia (%)	29.3%	28.3%	27.3%
Regional District of Bulkley-Nechako (#)	4,915	4,975	5,350
Regional District of Bulkley-Nechako (%)	33.8%	32.8%	35.4%
Village of Burns Lake (#)	210	200	215
Village of Burns Lake (%)	26.3%	26.0%	31.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

4.13 4+-Bedroom Units

There was a total of 295 units of 4 or more bedrooms in Burns Lake (43% of the total housing stock). The Bulkley-Nechako region had 5,065 units of 4 or more bedrooms (34% of the total stock). Across the Province, 4+-bedroom units comprise 28% of the total stock.

TABLE 4.13 4+-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	410,065	479,280	521,075
British Columbia (%)	25.0%	27.2%	27.7%
Regional District of Bulkley-Nechako (#)	4,440	5,300	5,065
Regional District of Bulkley-Nechako (%)	30.5%	34.9%	33.5%
Village of Burns Lake (#)	250	255	295
Village of Burns Lake (%)	31.3%	33.1%	42.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

4.14 Bedroom Size by Tenure (#)

The table below provides information on the breakdown of housing in Burns Lake by size and tenure. In general, rental units are more likely to be 1-bedroom units while ownership units are more likely to be larger units (i.e., 3 and 4+ bedroom units). Two-bedroom units have a rough 2 to 1 split between owners and renters. Due to the small number of units and the rounding of Census data, totals may not add up to 100%.

TABLE 4.14 NUMBER OF UNITS BY BEDROOM SIZE

	Total Households	No Bedrooms	1-bedroom	2-bedroom	3-bedroom	4+-bedroom
British Columbia (#)						
Total Households	1,881,970	22,710	311,035	514,015	513,135	521,075
Owners	1,279,020	2,575	84,665	305,485	413,750	472,550
Renters	599,360	20,125	226,110	207,670	97,960	47,495
Regional District of Bulkley-Nechako (#)						
Total Households	15,100	40	1,265	3,380	5,350	5,065
Owners	11,575	10	510	2,280	4,350	4,430
Renters	3,100	25	730	1,010	840	490
Village of Burns Lake (#)						
Total Households	695	0	50	135	215	295
Owners	425	--	10	50	150	215
Renters	275	--	40	85	65	80
	Total Households	No Bedrooms	1-bedroom	2-bedroom	3-bedroom	4+-bedroom
British Columbia (%)						
Total Households	1,881,970	100.0%	100.0%	100.0%	100.0%	100.0%
Owners	1,279,025	11.3%	27.2%	59.4%	80.6%	90.7%
Renters	599,360	88.6%	72.7%	40.4%	19.1%	9.1%
Regional District of Bulkley-Nechako (%)						
Total Households	15,100	100.0%	100.0%	100.0%	100.0%	100.0%
Owners	11,575	25.0%	40.3%	67.5%	81.3%	87.5%
Renters	3,100	62.5%	57.7%	29.9%	15.7%	9.7%
Village of Burns Lake (%)						
Total Households	695	--	100.0%	100.0%	100.0%	100.0%
Owners	425	--	20.0%	37.0%	69.8%	72.9%
Renters	275	--	80.0%	63.0%	30.2%	27.1%

Source: Statistics Canada. Census 2016

4.15 Period of Construction

Sixty-one percent of the housing stock in Burns Lake was built before 1980 (525 units) while there were an additional 245 units (35%) built between 1981 and 2000. Since 2001, there have been 35 units built

(5% of the total stock) including 10 units built between 2011 and 2016 (1% of the stock). Across the Bulkley-Nechako region, there were 7,825 units built before 1980 (52% of the total stock). There were an additional 5,525 units built between 1981 and 2000 (37% of the stock). Since 2000, there have been 1,755 units built across the Bulkley-Nechako region or 12% of the stock.

TABLE 4.15 HOUSING STOCK BY PERIOD OF CONSTRUCTION

	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
British Columbia (#)	267,560	559,485	621,425	297,290	136,210
British Columbia (%)	14.2%	29.7%	33.0%	15.8%	7.2%
Regional District of Bulkley-Nechako (#)	1,545	6,280	5,525	1,215	540
Regional District of Bulkley-Nechako (%)	10.2%	41.6%	36.6%	8.0%	3.6%
Village of Burns Lake (#)	120	305	245	25	10
Village of Burns Lake (%)	17.3%	43.9%	35.3%	3.6%	1.4%

Source: Statistics Canada. Census 2016

4.16 Period of Construction by Tenure (#)

The table below shows the age of the housing stock by tenure for Burns Lake as well as the Bulkley-Nechako region and the Province as a whole. Only 10 units of rental stock have been built in Burns Lake since 2001 compared to 95 units between 1981 and 2000, 150 units between 1961 and 1980 and 15 units prior to 1960. In total, 60% of the rental stock in Burns Lake was built before 1980. In terms of ownership, 60% of the ownership stock in Burns Lake was built before 1980 with 35% built between 1981 and 2000. Only 20 units of ownership stock (5%) was built since 2001.

TABLE 4.16 PERIOD OF CONSTRUCTION BY TENURE (# AND %)

	Total Households	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
British Columbia (#)						
Total Households	1,881,970	267,560	559,485	621,425	297,290	136,210
Owners	1,279,025	167,340	340,675	458,365	215,915	96,730
Renters	599,360	100,150	218,245	161,030	80,690	39,255
Regional District of Bulkley-Nechako (#)						
Total Households	15,100	1,545	6,280	5,525	1,215	540
Owners	11,575	1,115	4,845	4,270	920	425
Renters	3,100	425	1,375	955	260	100
Village of Burns Lake (#)						
Total Households	695	120	305	245	25	10
Owners	425	105	150	150	20	--
Renters	275	15	150	95	10	--
	Total Households	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
British Columbia (%)						
Total Households	100.0%	100%	100%	100%	100%	100%
Owners	68.0%	62.5%	60.9%	73.8%	72.6%	71.0%
Renters	31.8%	37.4%	39.0%	25.9%	27.1%	28.8%
Regional District of Bulkley-Nechako (%)						
Total Households	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Owners	76.7%	72.2%	77.1%	77.3%	75.7%	78.7%
Renters	20.5%	27.5%	21.9%	17.3%	21.4%	18.5%
Village of Burns Lake (%)						
Total Households	100.0%	100.0%	100%	100%	100%	100%
Owners	61.2%	87.5%	49.2%	61.2%	80.0%	--
Renters	39.6%	12.5%	49.2%	38.8%	40.0%	--

Source: Statistics Canada. Census 2016

4.17 Migration Patterns

In 2016, there were 215 individuals living in Burns Lake who reported that they moved in the year prior to the Census (13%), including 125 individuals (7%) who moved to Burns Lake from elsewhere. Region-wide, there were 5,010 individuals who reported that they had moved in the year prior to the Census (14%), including 2,555 individuals (7%) who reported that they had moved from elsewhere. At the same time, it is helpful to note that 88% of Burns Lake residents had not moved in the year prior to the 2016 Census.

TABLE 4.17 MIGRATION PATTERNS

	2006	2011	2016
British Columbia			
Non-Movers (#)	3,334,745	3,665,455	3,811,370
Non-Movers (%)	83.1%	85.6%	84.4%
Movers (#)	680,295	616,645	705,445
Movers (%)	16.9%	14.4%	15.6%
Migrants (#)	307,850	268,810	318,825
Migrants (%)	7.7%	6.3%	7.1%
Internal Migrants (#)	247,315	212,385	249,965
Internal Migrants (%)	6.2%	5.0%	5.5%
Regional District of Bulkley-Nechako			
Non-Movers (#)	31,875	33,740	32,025
Non-Movers (%)	85.0%	87.8%	86.5%
Movers (#)	5,620	4,680	5,010
Movers (%)	15.0%	12.2%	13.5%
Migrants (#)	2,615	2,180	2,555
Migrants (%)	6.9%	5.6%	6.8%
Internal Migrants (#)	2,510	2,105	2,425
Internal Migrants (%)	6.6%	5.4%	6.5%
Village of Burns Lake			
Non-Movers (#)	1,695	1,630	1,485
Non-Movers (%)	83.1%	83.8%	87.6%
Movers (#)	350	310	215
Movers (%)	17.2%	15.9%	12.7%
Migrants (#)	185	75	125
Migrants (%)	9.1%	3.9%	7.4%
Internal Migrants (#)	185	75	110
Internal Migrants (%)	9.1%	3.9%	6.5%

Source: Statistics Canada. Census 2006, 2011 and 2016

4.18 Tenure Profile of Movers

Of those living in Burns Lake who reported that they had moved in the year prior to the 2016 Census, roughly half (51%) were renters while the remaining 49% were owners. In previous Census years, the majority of movers had also been renters. Across the broader Bulkley-Nechako region in 2016, of those who reported that they had moved, 56% were owners while 44% were renters.

TABLE 4.18 TENURE PROFILE OF MOVERS

	2006	2011	2016
British Columbia			
Total Movers	680,295	616,645	705,445
Owners who Moved	355,920	300,600	348,475
Renters who Moved	322,890	314,210	355,890
Regional District of Bulkley-Nechako			
Total Movers	5,620	4,680	5,010
Owners who Moved	3,210	2,370	2,825
Renters who Moved	2,330	2,165	2,095
Village of Burns Lake			
Total Movers	350	310	215
Owners who Moved	120	60	105
Renters who Moved	230	255	110

Source: Statistics Canada. Census 2006, 2011 and 2016

4.19 Tenure Profile of Migrants

Migrants include individuals who have moved to a community from elsewhere with internal migrants representing individuals moving from elsewhere within the same region. Of those living in Burns Lake and who reported that they had moved to Burns Lake in the year prior to the 2016 Census, 90 (72%) were renters while 30 (24%) were renters. Across the broader Bulkley-Nechako region, 56% of those who reported that they had moved from elsewhere were owners while 42% were renters.

TABLE 4.19 TENURE PROFILE OF MIGRANTS

	2006	2011	2016
British Columbia			
Total Migrants	307,850	268,810	318,825
Owners (Migrants)	165,185	137,380	162,755
Renters (Migrants)	141,850	130,615	155,575
Regional District of Bulkley-Nechako			
Total Migrants	2,615	2,180	2,555
Owners (Migrants)	1,645	1,155	1,435
Renters (Migrants)	935	950	1,065
Village of Burns Lake			
Total Migrants	185	75	125
Owners (Migrants)	35	20	30
Renters (Migrants)	150	55	90

Source: Statistics Canada. Census 2006, 2011 and 2016

4.20 The Inventory of Non-Market Housing Choices

This section includes information on the inventory of subsidized housing available to families and individuals in different economic circumstances and lifecycle stages including:

Emergency shelter spaces: Emergency shelter spaces include housing with varying levels of support for individuals who are homeless or in crisis. Based on the most recent Unit Count Report published by BC Housing (March 2020) there were no emergency shelter units in Burns Lake.

Homeless rent supplements: Homeless rent supplements include targeted housing assistance for individuals who are homeless. Access to this assistance provides support for individuals who are homeless to access housing in the private market. Based on the most recent Unit Count Report published by BC Housing (March 2020) there were no individuals living in Burns Lake who were receiving homeless rent supplements.

Transitional and supported housing for individuals who are homeless: Transitional and supportive housing for individuals who are homeless provides housing and supports for individuals who are in crisis and who have a history of homelessness. Based on the most recent Unit Count Report published by BC Housing (March 2020) there were 21 individuals living in Burns Lake who were housed through this form of housing.

Independent social housing: Independent social housing includes family and seniors' housing funded under a mix of Federal, Federal/Provincial and Provincial housing supply programs. In Burns Lake, there are 40 units of family housing built under previous government-funded housing supply programs while region-wide there were 150 units including 114 units for families and 36 units for seniors.

Rent assistance for households living in the private market: Rent assistance for households living in the private market involves the provision of financial assistance for eligible households to help cover the gap between the cost of their housing and the amount of rent that they can afford to pay based on the resources that they have available. Based on the most recent Unit Count Report published by BC Housing (March 2020) there were 10 households in Burns Lake receiving assistance under the SAFER and RAP programs.

Assisted living for seniors: Assisted living for seniors includes housing that is available for seniors who require some level of support in order to maintain their independence. BC Housing reported 14 units of assisted housing for seniors in Burns Lake.

Group homes and special needs housing: Group homes and special needs housing include different types of housing and shared living arrangements for persons with disabilities including housing for individuals with cognitive or developmental disabilities. BC Housing reported 6 units of this type of housing in Burns Lake.

Transitional housing for women and children fleeing violence: Transitional housing for women and children fleeing violence is housing that includes supports for women and children who need temporary accommodation and support. BC Housing reported 6 units of this type of housing in Burns Lake as well as a total of 41 units region-wide.

TABLE 4.20 INVENTORY OF SUBSIDIZED HOUSING UNITS

	Province	Region	Village of Burns Lake
Emergency shelter space	2,098	6	0
Homeless rent supplements	3,751	22	0
Transitional and supportive housing	11,204	49	21
Service Allocation – Housing for the Homeless	**17,053**	**77**	**21**
Housing for frail seniors	10,411	96	42
Group homes and special needs housing	6,048	38	6
Transitional housing for women and children fleeing violence	875	41	6
Service Allocation- Transitional, Supported, Assisted	**17,334**	**175**	**54**
Housing for low income families	20,005	114	40
Housing for low income seniors	20,095	36	0
Service Allocation – Independent Social Housing	**40,100**	**150**	**40**
Rental Assistance (RAP) for families[2]	9,423	28	--
Shelter Aid for Elderly Renters (SAFER)[3]	23,347	89	--
Service Allocation- Private Market Rent Assistance	**32,770**	**117**	**10**
Homeownership (BC HOME Partnership)	2,208	--	--
Service Allocation – Homeownership	--	--	--
Total Inventory of Subsidized Housing	**110,465**	**519**	**125**

Source: BC Housing Research and Corporate Planning, Unit Count Reporting Model, March 2020

[2] Households receiving assistance under the RAP program receive the difference between the cost of their housing and the amount of rent that they can afford to pay up to a maximum rent ceiling of $1,067 for a family of 3 and $1,117 for a family of 4.

[3] Households receiving assistance under the SAFER program receive the difference between the cost of their housing and the amount of rent that they can afford to pay up to a maximum rent ceiling of $734.

INCOME PROFILE AND HOUSING COSTS

5.0 Income and Housing Cost

Income plays a central role in determining the housing choices available to families and individuals. This section provides information on the housing costs and incomes for households living in the Village of Burns Lake as well as comparative information for the Regional District of Bulkley-Nechako and the Province as a whole. Table 5.1 provides information on the general income and housing cost profile including specific considerations related to housing affordability as well as future housing choices. The darker circles highlight factors which can affect the mix of housing choices available to families and individuals in Burns Lake including housing cost and affordability pressures.

5.1 Indicators and Outcomes Related to Housing Costs

TABLE 5.1 KEY HOUSING INDICATORS AND OUTCOMES RELATED TO HOUSING COSTS

Average household income In 2016, the average household income in Burns Lake was $76,643 (2015 incomes) which was $10,221 below the average household income for the region.	●
Median household income In 2016, the median household income in Burns Lake was $68,284 (2015 incomes) which was $3,250 below the median household income for the region.	●
Affordability threshold for households in low and very low income Households in low and very low incomes are households with an annual income that is between 30% and 50% of the area median income (AMI) which is typically set at the median regional income. Based on the 2016 Census, the median household income for the Regional District of Bulkley-Nechako was $76,549 which means that the affordability threshold for households with low or very low incomes was between $22,965 and $38,275 and an affordable rent or housing cost for these households is between $574 to $957 per month.	●
Affordability threshold for households in low and low to moderate income Households in low and low to moderate incomes are households with an annual income that is between 50% and 80% of the area median income (AMI). Based on the median income of $76,549 for the Bulkley-Nechako region, the affordability threshold for a household with low or low to moderate incomes is between $38,275 and $61,239. An affordable rent or housing cost for these households is between $957 to $1,531 per month.	●
Household incomes In 2016, there were 155 households in Burns Lake with an annual income of $35,000 or less. This represents 22% of total households. There were also 55 households living in Burns Lake with an annual income of less than $20,000, 8% of all households.	●
The cost of ownership Ownership costs in Burns Lake are more affordable when compared to the broader Bulkley-Nechako region. Based on 2016 Census, average monthly housing costs reported across owners in the Burns Lake was $849 per month compared to $905 per month across the Bulkley-Nechako region.	●
The cost of renting Renting in Burns Lake is more affordable when compared to the broader Bulkley-Nechako region. Based on 2016 Census, the average monthly housing cost reported across renters in Burns Lake was $776 per month compared to $812 for the Bulkley-Nechako region.	●

This section provides additional details related to the household incomes and housing costs in the Village of Burns Lake:

5.2 Income Distribution of All Households

At the time of the 2016 Census, 22% of households living in Burns Lake (155) had an annual income of less than $35,000 including 8% of households (55) who had an annual income of less than $20,000. An additional 14% of households (95) had an annual income between $35,000 and $50,000 while 160 households (23%) had an annual income of between $50,000 and $80,000. There were also 285 households (41%) with an annual income of $80,000 or more. Across the Bulkley-Nechako region, there was a larger proportion of households with an annual income of more than $80,000 (48%) when compared to Burns Lake (41%).

TABLE 5.2 INCOME DISTRIBUTION OF ALL HOUSEHOLDS

	Under $20K	$20K to $34,999K	$35K to $49,999K	$50K to $79,999	More than $80K
British Columbia (#)	202,945	230,370	230,920	399,475	818,265
British Columbia (%)	10.8%	12.2%	12.3%	21.2%	43.5%
Regional District of Bulkley-Nechako (#)	1,295	1,840	1,730	3,040	7,190
Regional District of Bulkley-Nechako (%)	8.6%	12.2%	11.5%	20.1%	47.6%
Village of Burns Lake (#)	55	100	95	160	285
Village of Burns Lake (%)	7.9%	14.4%	13.7%	23.0%	41.0%

Source: Statistics Canada. Census 2016

5.3 Income Distribution of Households by Tenure

The table below shows the income distribution in Burns Lake by tenure. In 2016, 12% of renter households had a household income of less than $20,000 compared to just 6% of owner households, while 25% of renters had an income between $20,000 and $35,000 compared to 11% of owners. By contrast, 48% of owner households had an income of more than $80,000 compared to 29% of renter households.

TABLE 5.3 INCOME DISTRIBUTION OF HOUSEHOLDS BY TENURE

	Under $20K	$20K to $34,999	$35K to $49,999	$50K to $79,999	More than $80K
British Columbia (#)	202,945	230,370	230,920	399,475	818,265
Owners	79,185	120,965	138,070	265,995	674,815
Renters	122,650	108,695	92,350	132,835	142,825
% of Owners	6.2%	9.5%	10.8%	20.8%	52.8%
% of Renters	20.5%	18.1%	15.4%	22.2%	23.8%
	Under $20K	**$20K to $34,999**	**$35K to $49,999**	**$50K to $79,999**	**More than $80K**
Regional District of Bulkley-Nechako (#)	1,295	1,840	1,730	3,040	7,190
Owners	665	1,060	1,225	2,300	6,325
Renters	485	690	460	680	780
% of Owners	5.7%	9.2%	10.6%	19.9%	54.6%
% of Renters	15.7%	22.3%	14.9%	22.0%	25.2%
	Under $20K	**$20K to $34,999**	**$35K to $49,999**	**$50K to $79,999**	**More than $80K**
Village of Burns Lake (#)	55	100	95	160	285
Owners	25	45	65	85	205
Renters	30	65	20	70	75
% of Owners	5.9%	10.6%	15.3%	20.0%	48.2%
% of Renters	11.5%	25.0%	7.7%	26.9%	28.8%

Source: Statistics Canada. Census 2016

5.4 Average Household Income

At the time of the 2016 Census, the average household income in Burns Lake was $76,643 which was more than $10,000 higher than the corresponding rate in 2011. At the same time, the average household income in Burns Lake was more than $10,000 lower than the 2016 average household income for the Bulkley-Nechako region and $13,711 lower than the 2016 average household income across the Province.

Table 5.4 Average Household Income

	2006	2011	2016
British Columbia	$80,072	$84,086	$90,354
Regional District of Bulkley-Nechako	$75,010	$79,881	$86,862
Village of Burns Lake	$61,041	$66,479	$76,643

Source: Statistics Canada. Census 2006, 2011 and 2016

5.5 Average Household Income by Tenure

The table below includes information on the average household income of renters and owners living in Burns Lake as well as the Bulkley-Nechako region and the Province as a whole. In 2016, the average household income (2015 incomes) for owners in Burns Lake was $84,387 while the average household income reported across renter households was $64,693, or 77% of the average household income of owners. The average household income in the Bulkley-Nechako region was $95,710 for owners and $59,085 for renters. Renters' average household incomes were 62% of that of owners.

TABLE 5.5 AVERAGE HOUSEHOLD INCOME BY TENURE

	2006	2011	2016
British Columbia			
Total	$80,072	$84,086	$90,354
Owners	$93,202	$96,840	$105,394
Renters	$49,988	54,507	$58,525
Renter income as proportion of owner income	53.6%	56.3%	55.5%
Bulkley-Nechako Regional District			
Total	$75,010	$79,881	$86,862
Owners	$82,865	$89,840	$95,710
Renters	$52,606	$48,592	$59,085
Renter income as proportion of owner income	63.5%	54.1%	61.7%
Village of Burns Lake			
Total	$61,041	$66,479	$76,643
Owners	$80,464	$88,457	$84,387
Renters	$37,259	$42,442	$64,693
Renter income as proportion of owner income	46.3%	48.0%	76.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

5.6 Median Household Income

At the time of the 2016 Census, the median household income in Burns Lake was $68,284 which was almost $10,000 higher than the corresponding rate in 2011. At the same time, the median household income was $3,250 lower than the 2016 median household income for the Bulkley-Nechako region and $1,695 lower than the 2016 median household income across the Province.

TABLE 5.6 MEDIAN HOUSEHOLD INCOME

	2006	2011	2016
British Columbia	$62,372	$65,555	$69,979
Regional District of Bulkley-Nechako	$66,557	$67,688	$76,549
Village of Burns Lake	$46,789	$58,479	$68,284

Source: Statistics Canada. Census 2006, 2011 and 2016

5.7 Median Household Income by Tenure

The table below includes information on the median household income of renters and owners living in the Village of Burns Lake as well as the Bulkley-Nechako region and the Province as a whole. In 2016, the median household income (2015 incomes) for owners living in Burns Lake was $79,538 while the median household income reported across renter households was $59,953, which is 75% of the median household income for owners. The median household income for owners living in the Bulkley-Nechako region was $85,786 while the median household income for renters living was $47,424, which was 55% of the median income of owners.

TABLE 5.7 MEDIAN HOUSEHOLD INCOME BY TENURE

	2006	2011	2016
British Columbia			
Total	$62,372	$65,555	$69,979
Owners	$75,243	$78,302	$84,333
Renters	$39,548	$41,975	$45,848
Renter income as proportion of owner income	52.6%	53.6%	54.4%
Bulkley-Nechako Regional District			
Total	$66,557	$67,688	$76,549
Owners	$76,040	$78,205	$85,786
Renters	$36,471	$36,020	$47,424
Renter income as proportion of owner income	48.0%	46.1%	55.3%
Village of Burns Lake			
Total	$46,789	$58,479	$68,284
Owners	$79,646	$78,580	$79,538
Renters	$27,351	$35,713	$59,953
Renter income as proportion of owner income	34.3%	45.4%	75.4%

Source: Statistics Canada. Census 2006, 2011 and 2016

5.8 Average Housing Costs (Owners)

Owners living in Burns Lake reported average monthly housing costs of $849 per month in 2016, down from $930 in 2011. Across the Bulkley-Nechako region, the average monthly housing cost for owners was $905, up from $888 in 2011. Province-wide, the average cost for owners was $1,387 in 2016.

TABLE 5.8 AVERAGE HOUSING COSTS - OWNERS

	2006	2011	2016
British Columbia	$1,254	$1,334	$1,387
Regional District of Bulkley-Nechako	$892	$888	$905
Village of Burns Lake	$964	$930	$849

Source: Statistics Canada. Census 2006, 2011 and 2016

5.9 Average Housing Costs (Renters)

Renters living in Burns Lake reported average monthly housing costs of $776 per month in 2016, up from $640 in 2011. Across the Bulkley-Nechako region, average monthly housing costs for renters were $812 per month, up from $716 from 2011. Province-wide, the average cost of renting was $1,149 in 2016.

TABLE 5.9 AVERAGE HOUSING COSTS -RENTERS

	2006	2011	2016
British Columbia	$980	$1,075	$1,149
Regional District of Bulkley-Nechako	$663	$716	$812
Village of Burns Lake	$626	$640	$776

Source: Statistics Canada. Census 2006, 2011 and 2016

5.10 Change in the Average Monthly Rent

Between 2011 and 2016, the average rent in Burns Lake increased from $640 per month to $776 per month, an increase of $136 (21%) while the average rent within the Bulkley-Nechako region increased by $96 per month (13%). Province-wide, average rents increased from $1,075 per month to $1,149 per month, an increase of $74 per month or 7%.

TABLE 5.10 CHANGE IN THE AVERAGE MONTHLY RENT

	2006	2011	2016
British Columbia ($ change)	--	$95	$74
British Columbia (% change)	--	9.7%	6.9%
Regional District of Bulkley-Nechako (#)	--	$53	$96
Regional District of Bulkley-Nechako (%)	--	8.0%	13.4%
Village of Burns Lake (#)	--	$14	$136
Village of Burns Lake (%)	--	2.2%	21.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

HOUSING NEED

6.0 Housing Need

This section includes information on the different measures related to housing needs in the Village of Burns Lake including considerations related to the adequacy (i.e. the condition of the housing stock), the suitability (i.e. the level of crowding) and affordability (i.e. the number of households spending 30% or more of their income on their housing costs). This section also includes information on the number of households in core housing need including those who are in extreme housing need (i.e. households spending 50% or more of their income on their housing costs).

6.1 Key Measures Related to Housing Needs

TABLE 6.1 KEY MEASURES RELATED TO HOUSING NEEDS

Households falling below suitability standards (i.e. conditions of crowding) At the time of the 2016 Census, there were 20 households in Burns Lake who were living in housing that fell below the established suitability standards (3% of all households). This included 9% of all renter households.	●
Households falling below adequacy standards (i.e. condition of the stock) At the time of the 2016 Census, there were 115 households in Burns Lake who were living in housing that fell below the established adequacy standards (16% of all households). This included 18% of all renter households.	●
Households falling below affordability standards (i.e. shelter-cost-to-income of 30%) At the time of the 2016 Census, there were 100 households in Burns Lake who were living in housing that fell below the established affordability standards (14% of all households). This included 24% of all renter households.	●
Households in core housing need At the time of the 2016 Census, there were 95 households in Burns Lake who were in core housing need (14% of all households). This included 26% of all renter households.	●
Households in extreme housing need At the time of the 2016 Census, there were 35 households in Burns Lake in extreme housing need (5% of all households). This included 6% of all renter households. These were households who were spending 50% or more of their income on their housing costs and who are considered at increased risk of homelessness through economic eviction.	●
Individuals experiencing homelessness The community has reported an increase in the number of individuals experiencing homelessness and is undertaking some additional research to understand the specific nature of this need.	●

6.2 Households Falling Below Suitability Standards

Suitability applies to households that are unable to find housing that is suitable in size based on the needs of their household and Canada's National Occupancy standards. Households that are living below the suitability standard are typically households that are living in over-crowded conditions as a way of reducing their housing costs. At the time of the 2016 Census, there were 20 households in Burns Lake living in housing that fell below the established suitability standard (3% of the total housing stock), all of which were renter households. Across the Bulkley-Nechako region, there were 395 households who were living in housing that was not suitable based on their household needs (3% of the total - housing stock). Almost two in 3 of these households (65%) were owners while the remaining 34% were renters.

TABLE 6.2 HOUSEHOLDS FALLING BELOW SUITABILITY STANDARDS

	2006	2011	2016
British Columbia			
Total	107,475	106,430	91,410
Owners	45,840	48,135	36,240
Renters	61,635	58,295	55,170
Owners	42.7%	45.2%	39.6%
Renters	57.3%	54.8%	60.4%
Regional District of Bulkley-Nechako			
Total	625	455	395
Owners	355	270	255
Renters	270	185	135
Owners	56.8%	59.3%	64.6%
Renters	43.2%	40.7%	34.2%
Village of Burns Lake			
Total	60	60	20
Owners	25	--	--
Renters	35	50	25
Owners	41.7%	--	--
Renters	58.3%	83.3%	100.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

6.3 Households Falling Below Adequacy Standards

Adequacy applies to households that are unable to find housing that is in good repair that they can afford with the resources that they have available. Households that are living below the adequacy standard are typically households living in older housing stock that is in poor condition and that requires significant repairs or improvements. At the time of the 2016 Census, there were 115 households in Burns Lake who were living in housing falling below the established adequacy standard (16% of all households). Owners make up 61% of all households living below the adequacy standard while renters comprise 44% of the total. Region-wide, there were 1,335 households who were living in housing which fell below the adequacy standard, representing 10% of the total stock. Owners make up more than three in 4 (76%) of those living below the adequacy standard in the Bulkley-Nechako region while renters comprise 25%.

TABLE 6.3 HOUSEHOLDS FALLING BELOW ADEQUACY STANDARDS

	2006	2011	2016
British Columbia			
Total	105,965	110,945	105,410
Owners	63,990	70,140	64,040
Renters	41,975	40,810	41,370
Owners	60.4%	63.2%	60.8%
Renters	39.6%	36.8%	39.2%
Regional District of Bulkley-Nechako			
Total	1,230	1,470	1,335
Owners	805	1,050	1,010
Renters	425	415	330
Owners	65.4%	71.4%	75.7%
Renters	34.6%	28.2%	24.7%
Village of Burns Lake			
Total	130	60	115
Owners	60	15	70
Renters	75	45	50
Owners	46.2%	25.0%	60.9%
Renters	57.7%	75.0%	43.5%

Source: Statistics Canada. Census 2006, 2011 and 2016

6.4 Households Falling Below Affordability Standards

Affordability applies to households that are unable to find housing in their community that they can afford with the resources that they have available. At the time of the 2016 Census, there were 100 households living in Burns Lake who were facing affordability challenges and who were spending 30% or more of their income on their housing costs (14% of all households). Renters make up 65% of households in Burns Lake facing affordability challenges while owners comprise 30%. Region-wide, there were 1,505 households facing affordability challenges (representing 11% of all households in the region). Approximately half of these are owners (49%) while the remaining 51% are renter households.

TABLE 6.4 HOUSEHOLDS FALLING BELOW AFFORDABILITY STANDARDS

British Columbia			
	2006	**2011**	**2016**
Total	374,370	412,820	420,710
Owners	206,605	229,175	212,165
Renters	167,760	183,650	208,545
Owners	55.2%	55.5%	50.4%
Renters	44.8%	44.5%	49.6%
Regional District of Bulkley-Nechako			
Total	1,630	1,895	1,505
Owners	860	985	740
Renters	770	905	765
Owners	52.8%	52.0%	49.2%
Renters	47.2%	47.8%	50.8%
Village of Burns Lake			
Total	185	145	100
Owners	65	40	30
Renters	120	105	65
Owners	35.1%	27.6%	30.0%
Renters	64.9%	72.4%	65.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

6.5 Households in Core Housing Need

Households in core housing need are households who are unable to find housing that is suitable in size and in good repair without spending 30% or more of their income on their housing cost. At the time of the 2016 Census, there were 95 households in Burns Lake who were in core housing need (14% of all households). Renters make up 74% of households in core housing need in Burns Lake while owners comprise 26%. Region-wide, renters make up 63% of households in core housing need while owners comprise 37%.

Table 6.5 Households in Core Housing Need

	2006	2011	2016
British Columbia			
Total	221,470	247,280	260,225
Owners	88,330	101,080	97,355
Renters	133,140	146,200	162,870
Owners	39.9%	40.9%	37.4%
Renters	60.1%	59.1%	62.6%
Regional District of Bulkley-Nechako			
Total	1,365	1,635	1,290
Owners	675	755	625
Renters	685	875	665
Owners	49.5%	46.2%	48.4%
Renters	50.2%	53.5%	51.6%
Village of Burns Lake			
Total	115	105	95
Owners	25	15	25
Renters	90	90	70
Owners	21.7%	14.3%	26.3%
Renters	78.3%	85.7%	73.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

6.6 Households in Extreme Housing Need

Households in extreme housing need are households who are unable to find housing that is suitable in size and in good repair without spending 50% or more of their income on their housing cost. At the time of the 2016 Census, there were 35 households in Burns Lake (5% of all households) who were in extreme housing need with the total number of households in extreme housing need decreasing by 20 households between 2011 and 2016. Of those in Burns Lake in extreme housing need in 2016, 57% were owner households while 43% were renters. Across the Bulkley-Nechako region, 445 households were in extreme housing need (3% of all households). Of those in the Bulkley-Nechako region in extreme housing need in 2016, 57% were renter households while 43% were owners.

Table 6.6 Households in Extreme Housing Need

	2006	2011	2016
British Columbia			
Total	94,505	107,530	112,590
Owners	40,345	47,155	44,540
Renters	54,165	60,380	68,050
Owners	42.7%	43.9%	39.6%
Renters	57.3%	56.2%	60.4%
Regional District of Bulkley-Nechako			
Total	410	535	445
Owners	180	215	190
Renters	235	320	255
Owners	43.9%	40.2%	42.7%
Renters	57.3%	59.8%	57.3%
Village of Burns Lake			
Total	55	55	35
Owners	20	0	20
Renters	40	50	15
Owners	36.4%	0.0%	57.1%
Renters	72.7%	90.9%	42.9%

Source: Statistics Canada. Census 2006, 2011 and 2016

LABOUR MARKET DATA

7.0 Labour Market Data

This section provides information on the local and regional economy including key labour market information about the number of individuals in the labour market, the employment and labour market participation rate as well as other information related to workforce housing demand. Table 7.1 highlights some of the labour market related information in the Village of Burns Lake and the Regional District of Bulkley-Nechako.

7.1 Key Economic Related Indicators and Measures

TABLE 7.1 KEY ECONOMIC RELATED INDICATORS AND MEASURES

Changes in the workforce In 2016, the Village of Burns Lake reported a total of 885 workers in the labour force, down from 995 in 2011, a decrease of 110 individuals. Across the Regional District of Bulkley-Nechako, there were 20,180 workers (down from 20,855 in 2011).	●
Individuals who are employed In 2016, the Village of Burns Lake reported that there were 770 individuals employed, down from 875 employed in 2011. Across the Regional District of Bulkley-Nechako, there were 17,695 individuals who were employed, down from 18,665 in 2011.	●
Employment rate In 2016, the Village of Burns Lake reported an employment rate of 56% compared to 58.6% across the region. At the same time, the employment rate in the Village of Burns Lake increased slightly (by 0.3%) from 2011 to 2016.	●
Labour market participation rate The labour market participation rate in the Village of Burns Lake in 2016 was 64.4% which was lower than the corresponding rate in the Regional District of Bulkley-Nechako (66.9%) but slightly higher than the rate across the Province as a whole (63.9%).	●
Commuting patterns In 2016, there were 770 individuals who lived and worked in the Village of Burns Lake, representing 87.0% of the labour force. At the same time, there were 85 individuals who lived in the Village of Burns Lake but who traveled to another part of the Regional District of Bulkley-Nechako for work (representing 9.6% of the workforce). There were also 10 individuals who were living in the Village of Burns Lake and who were working in a different region (1.1%).	●

7.2 Number of Workers

In 2016, the Village of Burns Lake reported a total of 885 workers, down from 995 in 2011. Across the Regional District of Bulkley-Nechako, there were 20,180 workers (down from 20,855 in 2011).

TABLE 7.2 NUMBER OF WORKERS

	2006	2011	2016
British Columbia	2,217,080	2,354,245	2,471,665
Regional District of Bulkley-Nechako	20,540	20,855	20,180
Village of Burns Lake	1,010	995	885

Source: Statistics Canada. Census 2006, 2011 and 2016

7.3 Number of Individuals Employed

In 2016, there were 770 individuals employed in the Village of Burns Lake, down from 875 employed in 2011. Across the Regional District of Bulkley-Nechako, there were 17,695 employed individuals, down from 18,665 in 2011.

TABLE 7.3 NUMBER OF INDIVIDUALS EMPLOYED

	2006	2011	2016
British Columbia	2,084,375	2,171,470	2,305,690
Regional District of Bulkley-Nechako	18,425	18,665	17,695
Village of Burns Lake	890	875	770

Source: Statistics Canada. Census 2006, 2011 and 2016

7.4 Employment Rate

In 2016, the Village of Burns Lake reported an employment rate of 56% compared to 58.6% across the Regional District of Bulkley-Nechako. The employment rate in the Village of Burns Lake was also lower than the rate reported for the Province (59.6%). While the 2016 employment rate was up slightly from 2011, it was the same as the employment rate in 2006.

TABLE 7.4 EMPLOYMENT RATE

	2006	2011	2016
British Columbia	61.7	59.5	59.6
Regional District of Bulkley-Nechako	62.3	60.6	58.6
Village of Burns Lake	56	55.7	56

Source: Statistics Canada. Census 2006, 2011 and 2016

7.5 Unemployment Rate

In 2016, the Village of Burns Lake reported an unemployment rate of 13.6% compared to an unemployment rate of 12.3% across the Regional District of Bulkley-Nechako. Between 2011 and 2016, the unemployment rate in the Village of Burns Lake increased from 12.1% to 13.6%, an increase of 1.5%. Across the Regional District of Bulkley-Nechako, between 2011 and 2016, the unemployment rate increased from 10.5% to 12.3%, an increase of 1.8%. The Provincial unemployment rate of 6.7% in 2016, approximately half that of the Village of Burns Lake.

TABLE 7.5 UNEMPLOYMENT RATE

	2006	2011	2016
British Columbia	6.0	7.8	6.7
Regional District of Bulkley-Nechako	10.3	10.5	12.3
Village of Burns Lake	11.4	12.1	13.6

Source: Statistics Canada. Census 2006, 2011 and 2016

7.6 Labour Market Participation Rate

In 2016, the Village of Burns Lake reported a labour market participation rate of 64.4%, up from 63.4% in 2011. Across the Regional District of Bulkley-Nechako, the labour market participation rate was 69.9%, up from 67.8% in 2011. The labour market participation rate in the Village of Burns Lake in 2016 was lower than the corresponding rate in the Regional District of Bulkley-Nechako but slightly higher than the rate experienced across the Province as a whole (63.9%).

TABLE 7.6 LABOUR MARKET PARTICIPATION

	2006	2011	2016
British Columbia	65.7	64.6	63.9
Regional District of Bulkley-Nechako	69.5	67.8	66.9
Village of Burns Lake	63.2	63.4	64.4

Source: Statistics Canada. Census 2006, 2011 and 2016

7.7 Travel to Work

In 2016, of those in the labour force in the Village of Burns Lake, 595 individuals (67%) lived and worked in the Village of Burns Lake. At the same time, 65 individuals (7%) lived in the Village of Burns Lake but traveled to another part of the Regional District of Bulkley-Nechako for work. There were also 10 individuals who were living the Village of Burns Lake and who travelled to a different region to work (1%). Individuals who were not working at the time, who do not commute to work or who travelled to work outside of British Columbia were not included in this total.

TABLE 7.7 TRAVEL TO WORK

	2006	2011	2016
British Columbia			
Live/work in the same community	784,685	824245	864415
Live/work in the same region	744,965	769,295	807,840
Travel to another region for work	578,005	594,820	599,115
Regional District of Bulkley-Nechako			
Live/work in the same community	7,330	6,860	5,995
Live/work in the same region	6,260	6,830	6,845
Travel to another region for work	5,370	5,950	5,725
Village of Burns Lake			
Live/work in the same community	665	720	595
Live/work in the same region	55	40	65
Travel to another region for work	25	0	10

Source: Statistics Canada. Census 2006, 2011 and 2016

7.8 Number of Workers by Industry (NAICS)

The table below provides information on the general workforce in the Village of Burns Lake in 2006, 2011 and 2016 including changes in the general economic and employment profiles. Employment from manufacturing, health care and social assistance, educational services, accommodation and food services, public administration, and transportation and warehousing were among some of the primary employment generators along with retail trade, mining and oil and gas extraction, and agriculture, forestry, fishing and hunting.

TABLE 7.8 WORKERS BY KEY INDUSTRY

	2006	2011	2016
Total	1,005	995	885
Not applicable	60	25	25
All Industry categories	945	970	860
Agriculture, forestry, fishing and hunting	55	85	50
Mining and oil and gas extraction	20	15	25
Utilities	0	0	10
Construction	40	30	20
Manufacturing	170	210	130
Wholesale trade	0	40	0
Retail trade	130	105	60
Transportation and warehousing	80	25	30
Information and cultural industries	0	0	15
Finance and insurance	10	15	20
Real estate and rental and leasing	10	0	0
Professional, scientific and technical services	10	0	20
Management of companies and enterprises	0	0	10
Admin/ support, waste management/remediation	30	40	25
Educational services	140	85	120
Health care and social assistance	90	75	115
Arts, entertainment, and recreation	10	0	10
Accommodation and food services	65	85	55
Other services (except public administration)	35	30	60
Public administration	55	95	75

Source: Statistics Canada. Census 2006, 2011 and 2016

8.0 Community and Stakeholder Feedback

8.1 Results of the Village of Burns Lake Housing Survey

In looking at the diversity of housing needs in Burns Lake, a Community Housing Needs Survey was prepared by staff and administered through local community networks as well as on-line. There were 162 individuals who responded to this survey. This section provides an overview of some of the key findings and insights gained. Questions included in the survey explored:

- Satisfaction with their current housing situation
- Future housing plans and perceived housing needs
- Housing-related priorities for the community
- Considerations around housing affordability
- Concerns around the need for more rental housing
- Considerations related to the diversity of housing needs in the community
- Considerations related to the specific need for supportive or special needs housing.

Of those who responded to the survey, 100 individuals (62.5%) were from the Village of Burns Lake, 53 respondents were from Electoral Area B or E (33.1%) and 7 respondents lived on one of the surrounding First Nations communities (4.4%). There were also two (2) individuals who did not respond to this question.

Age profile of respondents

Of the 162 individuals who responded to the survey:

- 9 respondents (5.6%) were under the age of 25
- 42 respondents (25.9%) were between the ages of 26 and 35
- 88 respondents (54.3%) were between the ages of 36 and 55
- 23 respondents (14.2%) were 55 and older.

Tenure profile

Of the 162 individuals who responded to the survey:

- 108 respondents (66.7%) were owners
- 40 respondents (24.7%) were renters.
- 14 respondents (8.6%) reported that they live with family or friends and do not pay rent.

Satisfaction with their housing situation

Respondents were asked to indicate if they were generally satisfied with their housing situation. Of those who responded:

- 54 respondents (33.3%) reported that they were fully satisfied
- 54 respondents (33.3%) felt mostly satisfied
- 25 respondents (15.4%) felt okay about their housing situation
- 29 respondents (17.9%) were not satisfied with their housing situation
- 11 respondents (6.8%) were not at all satisfied with their housing situation.

Future housing plans

When asked about their future housing plans and anticipated needs in the next 3 to 5 years:

- 104 respondents (64.2%) reported that they felt that their needs would change
- 55 respondents (34.0%) reported that they did not believe that their needs would change
- 3 respondents (1.9%) reported that they were unsure if their needs would change.

Top 3 housing needs or priorities

Respondents were asked to share their feelings on the top three housing needs or priorities in the Village of Burns Lake based on their perceived needs and/or the needs that they see in the community. Of those who responded to the survey:

- 95 respondents (59.4%) identified lack of housing for families as a priority
- 87 respondents (54.4%) identified lack of ownership choices as a priority
- 79 respondents (49.4%) identified affordability of housing for renters as a priority
- 75 respondents (46.9%) identified suitability of housing for seniors as a priority
- 66 respondents (41.3%) identified the condition of the existing housing as a priority
- 35 respondents (21.9%) identified the suitability of the existing housing as a priority
- 23 respondents (14.4%) identified the affordability of ownership as a priority.

Housing affordability

When asked to identify the extent to which housing affordability is perceived as an issue for the Village of Burns Lake, 104 individuals (64.2%) responded to this question while 58 respondents (35.8%) did not answer this question. Of those who responded:

- 49 respondents (47.1%) identified housing affordability as an issue
- 33 respondents (31.7%) reported that they were relatively neutral on housing affordability although it may be an issue
- 22 respondents (21.2%) indicated that they do not consider housing affordability to be an issue

The need for more rental housing in Burns Lake

When asked if they felt a need for more rental housing in Burns Lake:

- 136 respondents (84.5%) felt that there was a need
- 25 respondents (15.5%) were unsure as to whether there was a need
- 4 respondents (2.5%) did not see a need

Housing types

When asked about the type of housing that is needed in Burns Lake, the following was the mix of responses received:

- 102 respondents (64.2%) saw the need for more family housing (townhouse and row house stock
- 67 respondents (42.1%) saw the need for more singly family housing
- 63 respondents (39.6%) saw the need for more ground-oriented seniors housing
- 43 respondents (27.0%) saw the need for more apartment units
- 16 respondents (10.1%) identified other types of housing that they felt should be considered

Support for increasing the supply and diversity of housing in Burns Lake

The survey included a question which noted that other communities had been successful in experimenting with different types of housing, and which asked whether there was support for the same type of experimentation in Burns Lake. Of those who responded:

- 91 respondents (56.2%) reported that they felt that experimentation with different types of housing might benefit Burns Lake
- 63 respondents (38.9%) reported that they would need to have more information about the different types of housing being considered
- 8 respondents (5%) indicated that they did not see any benefit in exploring or adopting different types of housing

The need for more supportive housing

In looking at the housing needs in the community, the survey noted that supportive housing typically combines housing assistance with individualized, flexible and voluntary supports and service for people with diverse housing and support needs. This includes housing for people with physical disabilities, mental health or other related challenges including substance use, and housing to support individuals with developmental or cognitive challenges. Of those who responded to the survey:

- 120 respondents (74.5%) believe there is the need for more supportive housing in Burns Lake
- 29 respondents (18.0%) were unsure about the need for more supportive housing
- 12 respondents (7.4%) did not believe there was a need for any additional supportive housing

8.2 Key Themes Arising From the Stakeholder Engagement

During July and August, SPARC BC contacted a preliminary sample of stakeholders to learn more about specific housing needs or priorities for the community. The following reflect some of the key themes or ideals which were raised:

- *There are significant housing needs in this community and a shortage of housing available to households wanting to move the community.*

- *The cyclical nature of the economy and access to economic opportunities has definitely created pressure on the available housing supply and there is not much new housing available.*

- *Burns Lake has been successful in creating ownership opportunities. However, these opportunities are not necessarily available to all households including those with limited incomes, limited access to economic opportunities and seniors with changing social and economic circumstances.*

- *There is a shortage of housing for key workers which make it difficult for the recruitment and retention of professionals (nurses, teachers, as well as other professionals). In particular, most workers moving to the community are looking for rental housing at least in the short-term as they re-establish their family. However, those who are looking to stay typically move into ownership.*

- *Housing for households with low to moderate incomes is always a need and seniors' housing is also in short supply.*

- *There are a number of single parent family households who are struggling in the community. Recently, the community has had success in creating an expanded range of housing choices for women fleeing violence. This was done in partnership with the Indigenous community.*

- *There is a clear need for this type of supported housing which includes both housing as well as wrap around services. Burns Lake is fortunate to have a number of excellent non-profit organizations who are working to build a more complete picture of the needs of those who are homeless or 'at risk' of homelessness and who live in the community.*

- *The age of the housing stock is one of the greatest challenges that the community faces both in terms of both ownership and rental housing.*

- *In the case of the ownership stock, it is possible that an individual can purchase a home, but they may not have the resources needed to bring the housing up to standard. This means that even a cheaper home is expensive. As well, the age of the home and the condition of the housing can also affect the amount of financing that is available for improvements.*

- *Much of the rental housing stock is older and in need of repairs. While there may be some in the community who would invest in making improvements in the housing, within the current regulatory and market contexts, there is no economic incentive to make the types of investments needed (i.e. there is not the needed return on investment).*

- *Workforce housing is needed and finding ways to address this shortage has been a significant issue for the community. Many key workers moving to the community are looking for ownership opportunities in the longer term but it is almost impossible for these households to find rental housing in the short term as they make the transition.*

- *There is a shortage of seniors housing. This includes a shortage of independent seniors' housing as well as supportive housing. The existing facilities are currently full and there is a waiting list to get into the housing.*

- *There is the need for the community to explore different types of housing models (ownership and rental) to provide for an expanded range of housing choices. This should include an expanded mix of fourplex and six plex developments as well as consideration of secondary suites, row house and coach house units where appropriate.*

- *While the community has been successful in coming together to add new supply (in some cases), much of the available housing stock is quite old and is in need of significant investments and upgrades. Finding suitable and appropriate housing is definitely an issue. As well, securing financing to support the types of improvements and upgrades needed is also an issue.*

- *The community has been successful in working in partnership with the First Nations communities in the area. In particular, the community is currently benefiting from a new transitional/supportive housing development that First Nations partners helped to build.*

- *There is a shortage of family housing for rent. As well, there are significant challenges in terms of the needs of seniors with many senior-led households being limited in their ability to do the types of repairs that are needed. As well, it can be difficult to find the people who can help with the needed repairs or improvements.*

- *There is the need for more adaptable and accessible housing. For the most part the need for this type of housing is being met through the seniors' housing portfolio where adjustments have been made to accommodate the changing needs of an aging population. However, as the population ages, there is the need for more of this type of housing investment. Responding to this issue is particularly important as people do not want to leave the community they know.*

- *There is a shortage of assisted living and the waiting list for this type of housing can be quite extensive. Some individuals who need of this type of housing are forced to move out of the community and/or face long waiting times (i.e., more than a year to access this housing).*

- *The community is seeing increasing levels of homelessness including an increasing number of individuals experiencing different types of challenges.*

- *The most significant issue in the community is the age of the housing stock and the need for new investments. This would include both the need for new supply as well as investments or funding to help to improve the quality and condition of the current stock.*

- *Increasing the supply and diversity of housing choices is essential. Current supply constraints mean the families and individuals are having a difficult time finding the housing that they need.*

- *Rental housing is under significant pressure. There is no affordable stock to move into – rental housing prices are high and units are full. This is particularly challenging for key workers moving to the community (i.e. people have jobs, but they cannot get into the housing). It is hard to attract people to the community if the community is unable to offer the right type of housing.*

- *Supply constraints force families to live in "motels" as they search for housing.*

- *There is benefit in exploring a diversity of housing types if they serve the needs of the community need. This should include coach houses, row houses, fourplexes, sixplexes, mixed tenure models. There is also the need for more seniors' housing including supportive seniors housing.*

- *The issues around affordable housing comes down to the quality of housing or lack of quality. In many ways the housing in the community is reasonably priced but many of the homes are older homes and are in significant need of repairs and upgrades.*

- *Perhaps there are opportunities for targeted programs that focus on providing funding to support/encourage investments in upgrading the existing housing stock. Opportunity for potential partnerships with local builders, developers, lenders and local government partners which provide incentives to support improvements and upgrades to the existing stock should be explored.*

ESTIMATED DEMAND

9. 1 Current and Future Housing Needs

In preparing a *Housing Needs Report*, local governments are required to develop estimates related to:

- Anticipated population and household growth over a 5-year time frame
- Anticipated changes in average and median age
- Changes in the demographic profile of individuals and households
- Estimated future housing demand by housing type, tenure, and bedroom size
- Estimated future demand by affordability (market and non-market)

This report sets out the methodology used to prepare the population and household projections for the Village of Burns Lake and includes considerations related to:

- Historical trends and patterns of growth
- Expected growth locally and regionally
- Changes in the social and demographic profile of households living in the Village of Burns Lake

9. 2 Methodology

Statistics Canada, through the Census, provides the most reliable and comprehensive source of baseline and trend data for population and housing demand projections. This includes considerations related to:

- Historical patterns of growth (regional and locally)
- Changes in the general population and age profile of households in the region
- Intra-and inter-provincial migration
- Patterns of housing consumption and current housing demand
- Current housing demand by housing size and type

The process used in preparing the proposed population and household growth projections for the Village of Burns Lake included the following steps:

- The creation of a baseline scenario using the 2016 Census data
- Analysis of historical and recent population and household trends
- Consultation with key stakeholders from across the community
- Analysis of expected employment related growth within the region
- An examination of changes in the general population and age profile for the region
- Comparison with the expected population and household growth projections using information available through B.C. Stats (P.E.O.P.L.E. 2020) at the Regional District and Local Health Area level

9.3 Estimated Population Growth

Like many other northern communities and regions, the Regional District of Bulkley-Nechako and the Village of Burns Lake are subject to significant shifts in population resulting from broader social and economic forces. In 2016, the total population for the Regional District of Bulkley-Nechako was 37,445 individuals, while the population for the Village of Burns Lake was 1,779 individuals accounting for 4.8% of the total population in the RDBN.

In looking at the historical patterns of growth, the Census shows that between 2006 and 2011 the population for the Regional District of Bulkley-Nechako grew by 1,015 individuals, representing a population growth rate of 2.7%. However, between 2011 and 2016, the population in the Regional District of Bulkley-Nechako decreased by 1,500 individuals, resulting in a negative population growth rate of 3.9%.

Population projections prepared by B.C. Stats through P.E.O.P.L.E 2020 estimate that between 2016 and 2021 the population in the Regional District of Bulkley-Nechako will increase by 592 individuals or a growth rate of 1.6%. This expected rate of growth represents an average annual increase of 118 individuals, or a growth rate of 0.3%.

Between 2021 and 2026, the population in the Regional District of Bulkley-Nechako is expected to increase by an additional 3,201 individuals or a growth rate of 1.6%. This expected rate of growth represents an average annual increase of 640 individuals, or a growth rate of 1.7%.

Historically, the population in the Village of Burns Lake has continued to experience significant fluctuation and change (not unlike many smaller, northern communities), Between 2006 and 2011, the Village of Burns Lake reported a small decrease of 78 individuals, or a negative growth rate of 3.7%. This negative growth represents an average decrease of in the population of 16 individuals.

Between 2011 and 2016, while the Regional District of Bulkley-Nechako reported a net decrease in the population of 1,500 individuals, or negative growth of 3.7%, the Village of Burns Lake reported a decrease of 250 individuals, or negative growth of 12.3%.

The significant fluctuation in the population in the Village of Burns Lake is consistent with the types of changes experienced across many smaller, northern communities in B.C. and can be a function of the aging of the population as well as the cyclical nature of the local economy. In looking forward to 2016 to 2026, B.C. Stats estimates that the Burns Lake Local Health Area will experience positive population growth.

In using the population and household projections for the Burns Lake Local Health Area as a general model for understanding future growth and changes within the local context, the findings suggest that the population for the Village of Burns Lake will begin to increase in 2019 with an expected increase of 28 individuals between 2019 and 2021, or an increase of approximately 9 individuals annually. For 2021 to 2026, the Village of Burns Lake is expected to grow by an additional 98 individuals for an average annual increase of 20 individuals per year.

The analysis shows that between 2016 and 2026, the Village of Burns Lake will experience a period of expansion and growth, compared to the previous Census period which included 2006 to 2016.

TABLE 9.1: PROJECTED POPULATION GROWTH (RDBN AND VILLAGE OF BURNS LAKE)

	Regional District of Bulkley-Nechako			Village of Burns Lake		
Years	Population	Population Change	Rate of Growth	Population	Population Change	Rate of Growth
2016	37,445	--	--	1,779		
2017	36,931	(-514)	-2.2%	1,674	-105	-5.9%
2018	36,958	27	0.1%	1,672	-2	-0.1%
2019	37,241	283	0.8%	1,659	-13	-0.8%
2020	37,810	569	1.5%	1,674	15	0.9%
2021	38,337	527	1.4%	1,687	13	0.8%
2022	38,922	585	1.5%	1,704	16	1.0%
2023	39,560	638	1.6%	1,724	20	1.2%
2024	40,217	657	1.7%	1,744	20	1.2%
2025	40,876	659	1.6%	1,764	21	1.2%
2026	41,538	662	2.0%	1,785	21	1.2%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

9.4 Estimated Household Growth

In 2016, there were 15,100 households living in the Regional District of Bulkley-Nechako including 2,290 households living in the Village of Burns Lake, with the households living in the Village of Burns Lake accounting for 15.2% of all households in the Regional District of Bulkley-Nechako.

In looking at the historical patterns of growth, the Census shows that between 2006 and 2011 the total number of households in the Regional District of Bulkley-Nechako increased by 635 households, or a growth rate of 4.4%. However, between 2011 and 2016, the total number of households in Regional District of Bulkley-Nechako decreased by 85 households, or a negative growth rate of 0.6%.

Population and household projections prepared by B.C. Stats under P.E.O.P.L.E.2020 estimate that between 2016 and 2021 the total number of households in the Regional District of Bulkley-Nechako will increase by 1,613 households, or a growth rate of 10.7%. Annually this represents an average increase of 323 households, or a growth rate of 2.1%.

Between 2021 and 2026, B.C. Stats estimates that the total number of households in the Regional District of Bulkley-Nechako will increase by an additional 1,437 households, or a growth rate of 8.6%. This translates into an average annual increase of 287 households, or a growth rate of 1.7%.

Assuming that the Village of Burns Lake experiences a similar pattern of household growth to the expected growth within the Regional District of Bulkley-Nechako as a whole, it is likely that between 2016 and 2021, the total number of households in the Village of Burns Lake will increase by258 households, representing a growth rate of 11.2%. This translates into an average annual increase of 52 households for the Village of Burns Lake, or a growth rate of 2.0%.

For 2021 to 2026, assuming that the pattern of household growth within the Village of Burns Lake continues to remain similar to the expected household growth for the Regional District of Bulkley-Nechako as a whole, the total number of households in the Village of Burns Lake is expected to increase

by an additional 223 households, or a growth rate of 8.8%. This translates into an average annual increase of 45 households, or a growth rate of 1.7%.

In looking at the expected household growth for the Regional District of Bulkley-Nechako between 2016 and 2021, compared to the expected household growth for the Village of Burns Lake, the findings suggest that the expected household growth for the Village of Burns Lake is equal to 15.9% of the expected household growth for the Regional District of Bulkley-Nechako. Similarly, from 2021 to 2026, the expected household growth for the Village of Burns Lake is equal to15.5% of the expected household growth for region.

The analysis also shows that the expected household growth for the Village of Burns Lake between 2016 and 2026 is equal to 2.3 times the household growth reported in the Census for the Village of Burns Lake in the prior 10 year period (i.e. between 2006 and 2016). Specifically, the Village of Burns Lake experienced an increase of 210 households between 2006 and 2016 compared to an expected increase of 482 households between 2016 and 2026.

TABLE 9.2: ESTIMATED HOUSEHOLD GROWTH (RDBN AND VILLAGE OF BURNS LAKE)

	Regional District of Bulkley-Nechako			Village of Burns Lake		
Years	Total Households	Increase/ Decrease	% Change	Total Households	Increase/ Decrease	% Change
2016	15,100			695		
2017	15,446	346	2.3%	711	16	2.3%
2018	15,792	346	2.2%	727	16	2.2%
2019	16,138	346	2.2%	744	16	2.2%
2020	16,428	290	1.8%	760	16	1.8%
2021	16,713	285	1.7%	773	14	1.7%
2022	16,979	266	1.6%	787	13	1.6%
2023	17,276	297	1.7%	799	13	1.7%
2024	17,575	299	1.7%	813	14	1.7%
2025	17,867	292	1.7%	827	14	1.7%
2026	18,150	283	1.6%	841	14	1.6%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

9.5 Changing Demographics –25 to 64 years of age

In 2016, there were 20,305 individuals in the Regional District of Bulkley-Nechako who were in the 25 to 64 age cohort including 940 individuals living in the Village of Burns Lake.

Analysis of historical data for the Regional District of Bulkley-Nechako shows that between 2006 and 2011, the total number of individuals between the ages of 25 to 64 living in the RDBN increased by 405 individuals, a growth rate of 2.0%. However, between 2011 and 2016, the total number of individuals between the ages of 25 to 64 living in the RDBN decreased by 765, or a negative growth rate of 3.6%.

Between 2006 and 2011, the Village of Burns Lake reported no change in the number of individuals between the ages of 25 to 64. Between 2011 and 2016, the Village of Burns Lake reported a decrease of 75 individuals in the 25 to 64 age cohort, representing a negative growth rate of 7.4%.

Population projections prepared by B.C. Stats through P.E.O.P.L.E. 2020 estimate that between 2016 and 2021, the population in the 25 to 64 age cohort in the RDBN will increase by 396 individuals,

representing a growth rate 2.0%. This translates into an average annual increase of 79 individuals in the 25 to 64 age cohort, or a growth rate of 0.4%.

Between 2021 and 2026, B.C. Stats estimates that the population in the 25 to 64 age cohort in the RDBN will increase by an additional 1,204 individuals, representing a growth rate of 5.8%. The expected increase in individuals in the 25 to 64 age cohort translates into an average annual increase of 241, or a growth rate of 1.2%.

While B.C. Stats does not prepare population projections at the community level, population projections at the Local Health Area level can help to provide meaningful insights into differences across different geographic areas. For 2016 to 2021, assuming that the pattern of growth within the Village of Burns Lake is similar to the expected pattern of growth for the Burns Lake Local Health Area, the population in the Village of Burns Lake in the 25 to 64 age cohort is expected to decrease by 344 individuals, a negative rate of growth of 9.6%. This translates into an average annual decrease of 69 individuals or -1.9%. Between 2021 and 2026, it is estimated that the Village of Burns Lake will experience an increase of 107 individuals in the 25 to 64 age cohort, or a rate of growth of 3.2%. This translates into an average annual increase of 21 individuals in the 25 to 64 age cohort, or a growth rate of 0.6% among those between the ages of 25 to 64 living in Burns Lake.

This expected growth is in contrast to the results from the previous Census period (2006 to 2016) which experienced a net decrease of 75 individuals in this age cohort.

TABLE 9.3: PROJECTED POPULATION GROWTH IN 25-64 AGE COHORT (RDBN AND VILLAGE OF BURNS LAKE)

	Regional District of Bulkley-Nechako			Village of Burns Lake		
	Number	Increase	%	Number	Increase	%
2016	20,305			940		
2017	20,420	115	0.6%	864	-76	-8.1%
2018	20,349	-71	-0.3%	858	-6	-0.7%
2019	20,346	-3	0.0%	843	-15	-1.7%
2020	20,554	208	1.0%	847	5	0.6%
2021	20,701	147	0.7%	851	4	0.4%
2022	20,847	146	0.7%	849	-2	-0.2%
2023	21,101	254	1.2%	858	9	1.1%
2024	21,245	144	0.7%	853	-5	-0.6%
2025	21,562	317	1.5%	864	10	1.2%
2026	21,905	343	2%	879	15	1.7%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

9.6 Changing Demographics –65 to 84 years of age

In 2016, there were 5,080 individuals in the Regional District of Bulkley-Nechako who were in the 65 to 84 age cohort including 190 individuals living in the Village of Burns Lake.

Analysis of historical data for the Regional District of Bulkley-Nechako shows that between 2006 and 2011, the total number of individuals between the ages of 65 to 84 living in the RDBN increased by 725 individuals, a growth rate of 19.8%. Similarly, between 2011 and 2016, the total number of individuals between the ages of 65 to 84 living in the RDBN increased by an additional 700, or a growth rate of 16.0%.

Between 2006 and 2011, the Village of Burns Lake reported no change in the number of individuals between the ages of 65 to 84. Between 2011 and 2016, the Village of Burns Lake reported a decrease of 40 individuals in the 65 to 84 age cohort, representing a growth rate of 19.2%.

Population projections prepared by B.C. Stats through P.E.O.P.L.E. 2020 estimate that between 2016 and 2021, the population in the 65 to 84 age cohort in the RDBN will increase by 400 individuals, representing a growth rate 7.9%. This translates into an average annual increase of 80 individuals in the 65 to 84 age cohort, or a growth rate of 1.6%.

Between 2021 and 2026, B.C. Stats estimates that the population in the 65 to 84 age cohort in the RDBN will increase by an additional 1,441 individuals, representing a growth rate of 26.3%. The expected increase in individuals in the 65 to 84 age cohort translates into an average annual increase of 288, or a growth rate of 5.3%.

While B.C. Stats does not prepare population projections at the community level, population projections at the Local Health Area level can help to provide meaningful insights into differences across different geographic areas.

For 2016 to 2021, assuming that the pattern of growth within the Village of Burns Lake is similar to the expected pattern of growth for the Smithers Local Health Area, the population in the Village of Burns Lake in the 65 to 84 age cohort is expected to increase by 207 individuals, or a growth rate of 29.0%. This translates into an average annual increase of 41 individuals in the 65 to 84 age cohort, or a growth rate of 5.8% among those between the ages of 65 to 84.

Assuming a similar pattern of growth for the Village of Burns Lake for 2021 to 2026, it is likely that the population in 65 to 84 age cohort will increase by an additional 238 individuals, or a growth rate of 25.8%. This translates into an average annual increase of 48 individuals in the 65 to 84 age cohort, or a growth rate of 5.2% among those between the ages of 65 to 84.

In comparing the expected population growth for individuals in the 65 to 84 age cohort for the RDBN between 2016 and 2026, and the expected population growth for individuals in the 65 to 84 age cohort for the Village of Burns Lake, the findings suggest that the expected population growth for individuals in the 65 to 84 age cohort for the Village of Burns Lake is equal to 24.1% of the expected population growth in this age cohort for the RDBN. The analysis also shows that the expected population growth for individuals in the 65 to 84 age cohort for the Village of Burns Lake between 2016 and 2026 is equal to almost 2 times the population growth for this age cohort reported in the Census for the Village of Burns Lake in the prior 10 year period (i.e. between 2006 and 2016).

TABLE 9.4: PROJECTED POPULATION GROWTH IN 65-84 AGE COHORT (RDBN AND VILLAGE OF BURNS LAKE)

	Regional District of Bulkley-Nechako	Village of Burns Lake

	Number	Increase	%	Number	Increase	%
2016	5,080			190		
2017	4,449	-631	-12.4%	211	21	11.0%
2018	4,644	195	4.4%	219	8	3.9%
2019	4,908	264	5.7%	229	10	4.8%
2020	5,206	298	6.1%	237	7	3.1%
2021	5,480	274	5.3%	242	6	2.5%
2022	5,852	372	6.8%	255	12	5.1%
2023	6,080	228	3.9%	259	4	1.5%
2024	6,433	353	5.8%	276	17	6.6%
2025	6,712	279	4.3%	280	4	1.5%
2026	6,921	209	3%	281	2	0.6%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

9.7 Changing Demographics –85 and older years of age

In 2016, there were 560 individuals in the Regional District of Bulkley-Nechako who were 85 and older including 140 individuals living in the Village of Burns Lake.

Analysis of historical data for the Regional District of Bulkley-Nechako shows that between 2006 and 2011, the total number of individuals who were 85 and older living in the RDBN increased by 120 individuals, a growth rate of 36.9%. Similarly, between 2011 and 2016, the total number of individuals 85 and older living in the RDBN increased by an additional 115, or a growth rate of 25.8%.

Between 2006 and 2011, the Village of Burns Lake reported an increase of 30 individuals 85 and older, representing a growth rate of 40.0%. Between 2011 and 2016, the Village of Burns Lake reported an additional increase of 35 individuals 85 and older representing a growth rate of 33.3%.

Population projections prepared by B.C. Stats through P.E.O.P.L.E 2020 estimate that between 2016 and 2021, the population 85 and older in the RDBN will increase by 67 individuals, representing a growth rate of 12.0%. This translates into an average annual increase of 13 individuals 85 and older, or a growth rate of 2.4%.

Between 2021 and 2026, B.C. Stats estimates that the population 85 and older living in the RDBN will increase by an additional 115 individuals, representing a growth rate of 18.3%. The expected increase in individuals 85 and older translates into an average annual increase of23, or a growth rate of 3.7%.

While B.C. Stats does not prepare population projections at the community level, population projections at the Local Health Area level can help to provide meaningful insights into differences across different geographic areas.

For 2016 to 2021, assuming that the pattern of growth within the Village of Burns Lake is similar to the expected pattern of growth for the Smithers Local Health Area, the population in the Village of Burns Lake 85 and older will increase by 26 individuals, or a growth rate of 15.7%. This translates into an average annual increase of 5 individuals 85 and older, or a growth rate of 3.1% among those 85 and older.

Assuming a similar pattern of growth for the Village of Burns Lake for 2021 to 2026, it is likely that the population 85 and older will increase by an additional 49 individuals, or a growth rate of 29.5%. This

translates into an average annual increase of 10 individuals 85 and older, or a growth rate of 5.9% among those 85 and older.

In comparing the expected population growth for individuals 85 and older living in the RDBN between 2016 and 2026, and the expected population growth for individuals 85 and older in the Village of Burns Lake, the findings suggest that the expected population growth for individuals 85 and older in the Village of Burns Lake is equal to 41.2% of the expected population growth in this age cohort for the RDBN. The analysis also shows that the expected population growth for individuals in the 85 and older age cohort for the Village of Burns Lake between 2016 and 2026 is equal to 1.15 times the population growth for this age cohort reported in the Census for the Village of Burns Lake in the prior 10 year period (i.e. between 2006 and 2016).

TABLE 9.5: PROJECTED POPULATION GROWTH IN 85+ AGE COHORT (RDBN AND VILLAGE OF BURNS LAKE)

	Regional District of Bulkley-Nechako			Village of Burns Lake		
	Number	Increase	%	Number	Increase	%
2016	560			75		
2017	637	77	13.8%	98	23	30.0%
2018	660	23	3.6%	105	8	7.7%
2019	650	-10	-1.5%	106	1	0.6%
2020	616	-34	-5.2%	99	-7	-6.5%
2021	627	11	1.8%	98	-1	-1.4%
2022	612	-15	-2.4%	87	-11	-11.2%
2023	670	58	9.5%	87	1	0.8%
2024	695	25	3.7%	85	-3	-3.1%
2025	712	17	2.4%	91	7	8.1%
2026	742	30	4%	84	-8	-8.2%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

APPENDIX B
GLOSSARY & DEFINITIONS

Affordability: Average household income refers to the income of a specified group that is calculated by dividing the aggregate income by the total number of individuals or households identified in the sample or Census universe.

Apartment duplex: Apartment duplex is a Census term that refers to an apartment or flat in a duplex or accessory dwelling unit in a building that has fewer than 5 storeys.

Average household income: Average household income refers to the income of a specified group that is calculated by dividing the aggregate income by the total number of individuals or households identified in the sample or Census universe.

Band Housing: Band housing is a Census term that is used for historical reasons to define the shelter occupancy of housing for First Nations people whose form of housing does not lend itself to the usual classification of tenure (ownership and rental).

Census families: Census families is a Census term that refers to households living in private households in various types of family and household arrangements. Census families can include spouses who are married as well as common-law spouses and can include households both with and without children.

Core housing need: A household is considered to be in core housing need if they are unable to find housing in their community that is suitable in size and in good repair without spending 30% or more of their income on their housing costs.

Employment income: Employment income is the income received from wages, salaries, and commissions and is typically reported at the individual level.

Full-time employment: Full-time employment is reported in the Census as a full-year and full-time worker that includes individuals aged 15 and older who worked more than 30 hours per week for a minimum of 49 weeks of the year.

Household income: Household income is a Census term that refers to the total household income received from all sources including employment income, investments, pensions, and other sources including government sources. Household income is reported at the household level.

Household size: Household size is a Census term that refers to the number of persons in a private household.

Housing condition: Housing condition is one of the dimensions of housing need under Canada's Core Housing Need Definition and includes considerations around the adequacy or condition of the housing including the number of units that are in need of major repairs. In particular, a household is considered to be in core housing need if they are unable to find housing that is suitable in size and in good repair without spending 30% or more of their income on their housing costs.

Household maintainer: Household maintainer is a Census term that refers to the number of persons in a household and who are responsible for paying the rent, or mortgage, or taxes and other utilities with the age of the primary household maintainer being defined by the first person in the household reported on the Census form and who has been identified as having the primary responsibility.

Low income measures: A household is considered to be in low-income if their income falls below one of a number of different measures established by Statistics Canada and can include LIM (low income measure), LICO (low income cut-off) and is measured both before and after tax.

Low income measure (LIM): LIM is one of the low-income measures established by Statistics Canada and refers to households falling below 50% of the median adjusted after-tax income of private households (LIM-AT) that is further adjusted to reflect differences in household sizes.

Median household income: Median household income refers to the income level of a specified group that is the exact midpoint of the income distribution (i.e. the point where the income distribution divides into two halves).

Movable dwelling: Moveable dwelling is a Census term that refers to manufactured or mobile homes that are either rented or owned.

Movers: Movers include households who have moved in the year prior to the Census. This can include individuals who have moved but remained in the same city, town or community and who are referred to as non-migrants as well as migrants who could include individuals who have moved from a different city, town, township, village, or First Nations reserve. External migrants would be individuals who have moved from outside of Canada.

Non-census family households: Non-census family households is a Census term and refers to individuals or single person households who live alone. Non-census family households can also include unrelated individuals living together.

Number of bedrooms: Number of bedrooms is a Census term that refers to the number of rooms in a private dwelling unit that are designated for sleeping purposes while number of rooms refer to additional living spaces within a private dwelling and include other living spaces such as the kitchen, basement, living/dining area.

Private dwellings: The term private dwellings is a Census term that refers to living quarters which have a private entrance. A private dwelling occupied by usual residents refers to a private dwelling where the individual or household permanently resides.

Structure type: The term structure type is a Census term that refers to the structural characteristics of the dwelling unit and could include different housing types including single detached, semi-detached, row house or apartment unit.

Shelter cost: Shelter costs refers to the average monthly total of all shelter expenses paid by households that own or rent their dwelling and that can include mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, and heat.

Shelter-cost-to-income ratio (STIR): The term shelter-cost-to-income ratio refers to the proportion of monthly household income which is spent on shelter costs with the shelter-cost-to-income ratio being calculated for private households who reported a total household income of greater than zero. A household is considered to be experiencing housing affordability challenges if they are spending 30% or

more of their income on their housing costs, or if they have a shelter-cost-to-income ratio of 30% or more.

Subsidized housing: Subsidized housing refers to housing where a household pays a rent that is geared to their income. Subsidized housing could refer to traditional social housing, public housing, and other forms of government-assisted housing including non-profit housing. This term can also include households that are receiving rent supplement assistance or some form of housing allowance.

Suitability: Suitability is one of the dimensions of housing need under Canada's Core Housing Need Definition and includes considerations where there are not enough rooms and living spaces to meet the basic standards requirements set out in the National Occupancy Standards (NOS). Measures of suitability refer to the degree of crowding.

Tenure: Tenure is a Census term that is used to determine whether a household rents or owns their housing.

Statistics Canada. 2017. British Columbia. Census Profile. 2016. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017.