

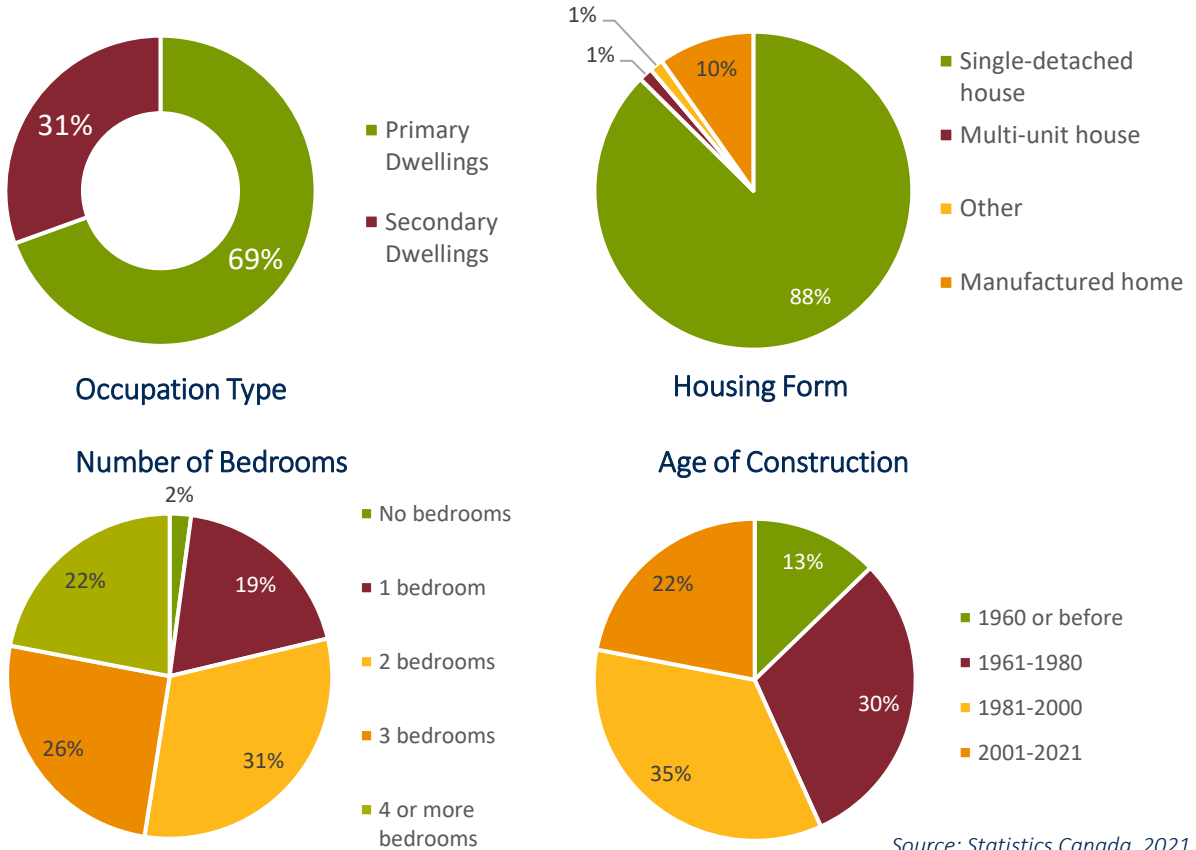


# Area D Community Planning

## COMMUNITY CONTEXT: HOUSING

### What Do We Know About Housing in Area D?

There are 1,029 private dwellings in Area D.



Source: Statistics Canada, 2021

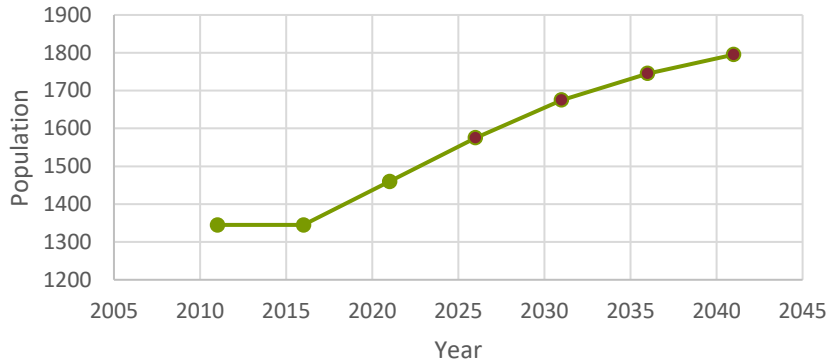
### Who is Housing For?

- The total population of Area D is 1,462 people (2021), which is a +9% change from 2016.
- The majority of the population are older adults aged 55-74.
- The average household size is 2.0 people.
- The majority of households are owned (83%) versus rented (17%).
- The monthly cost of housing is greater for tenants with 29% of tenants spending over 30% of their income on housing (the threshold for affordability) versus 12% of home owners.
- 29% of tenants are in core housing need (housing that is not adequate, suitable or affordable) versus 16% of home owners.

## How Can Planning Tools Help With Housing Challenges?

### Planning for Future Needs.

Area D's population is expected to increase 33% from 1,460 people (2021) to 1,795 (2041) people.



Source: projections derived from BC P.E.O.P.L.E Regional District results

In the next 20 years it is expected the population of adults 25 years and older will grow with those over 85+ being the largest age range of growth. Young adults and children (0-24 years) are expected to shrink.

Age	Total	0 to 14	15 to 24	25 to 44	45 to 64	65 to 84	85+
% Change	+23%	-2%	-4%	+38%	+17%	+17%	+398%

The Housing Needs Assessment (2024) predicts an increase in the number of Area D households from 715 in 2021 to 940 in 2041. Anticipated housing demand in Area D is an increase of 397 units from 2024-2044.

### In the Planning Toolkit

Zoning can help ensure the types of housing needed are built in the right spot:



- Zoning enough land for residential use to meet future needs
- Co-locating residential lands with social and physical infrastructure like shopping, schools, places of work and transit
- Ensuring diversity of housing forms to meet communities' current and future needs e.g. rentals, senior's housing, space for families
- Aligning of long-term water and servicing requirements with housing needs for future sustainability



Help Shape the Future of Area D

Take the Survey | Attend an Event | Subscribe for Updates

<https://engage.rdck.ca/projects/area-d-planning/>