



Development Opportunity

Housing	Electoral Area		
	D	E	BC
Single detached housing as a % of total occupied dwellings	89.7%	94.5%	49.2%
Total Occupied Private Dwellings	1088	396	
• Owned	1005	310	
• Rented	110	60	
Total Private Dwellings	1218	436	
Median Monthly Payments			
• Rented dwelling	\$501	\$528	\$752
• Owner-occupied dwellings	\$617	\$358	\$876
Persons per occupied dwelling	2.6	2.4	2.5
Number of dwellings constructed before 1986	720	225	
Dwellings required major repair as a % of total occupied private dwellings	14.8%	5.5%	7.4%
Average house price—2006	\$328,952	\$254,292	\$418,702
—2001	\$149,231	\$118,656	\$230,645
Average number of rooms per dwelling	7.2	5.9	6.4

OCP Land Use Designation	Vacant Lots - No BC Assessment Improvements - 2010(1)		Development Opportunity 75% (ha)	Min. Lot Size (ha)	Potential Lots (2)	Lot Inventory - 2001
	Lots	Area (ha)				
Residential	11	18	13	0.4	33	n/a
Country Residential	62	499	374	2.0	##	135
Small Holdings	13	86	64	1.0	64	40
	86	603	452		##	175

(1) Does not include vacant lots in the ALR e.g. Richlands.

(2) Lots may have limitations to development: access, water, market conditions, lack of owner willingness to sell or develop.

Education, Income and Ethnicity Patterns

- The average family income is well below the provincial average.
- Female lone-income families are reporting incomes that are less than half of Provincial averages.
- Level of education is relatively low. For persons 25 to 64 years, 21% have no certificate, diploma or degree, In BC as a whole this rate is 12.4%.
- The visible minority population is very low and well below the provincial average.
- Lower incomes matched with lower house prices have contributed to housing affordability staying consistent with provincial patterns.

Population Characteristics	ELECTORAL AREA		
	D	E	BC
Average Family Income	\$58,454	\$40,247	\$80,511
• Female lone-parent economic families			
• Income	\$17,259	\$27,165	\$35,958
• Number of persons in families	70	15	
Spending 30% or more of household income on shelter costs			
• Owner-occupied	25%	25%	23%
• Tenant Occupied	38%	22%	43%



Electoral Areas "D" and "E" Official Community Plan Community Facts—Housing & Households

