

ENDERBY

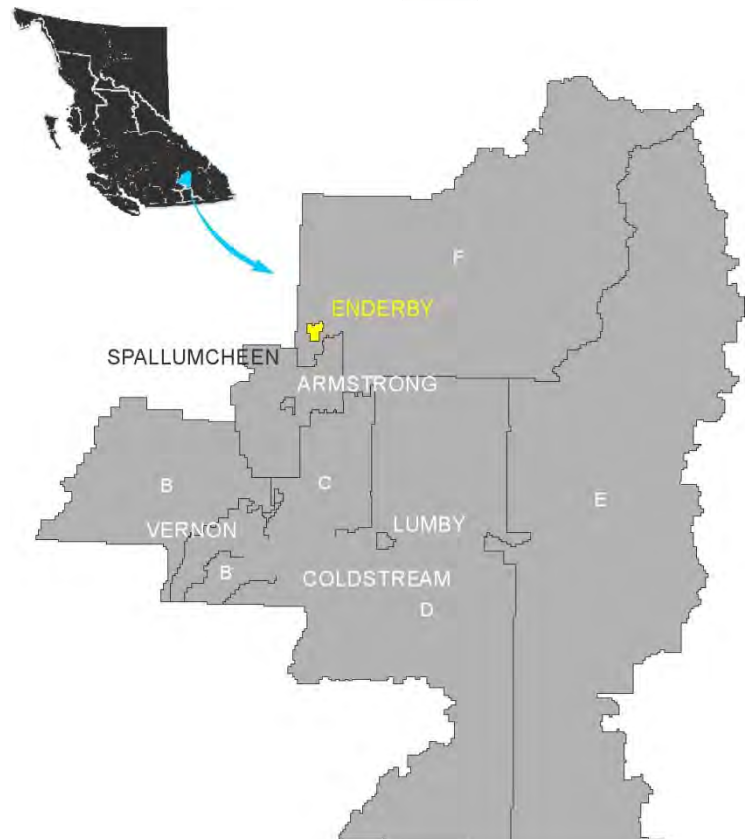


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REGIONAL CONTEXT

The City of Enderby is located in the northern end of the Okanagan Valley on the western shores of the Shuswap River. Accessed via Highway 1 to the north and Highway 97 to the south, Enderby is centrally located approximately 500 km from Vancouver, Calgary, Spokane and Seattle Washington. Enderby is north of Armstrong and Vernon and south of Salmon Arm. The closest urban centers are Vernon and Kelowna, approximately 35 and 80 km south. Enderby is the largest centre in the Regional District of North Okanagan, Area F. The city is bound to the north by Mara Lake, the Spallumcheen to the south and the vast open areas of Areas F to the east.

The Enderby and area economy is primarily comprised of agriculture; dairy, livestock, feed crops, small fruits and vegetables, exotic animals, and forestry. Other major industries include light manufacturing (fertilizers, feeds, machinery, concrete, building supplies), tourism, and construction trades.



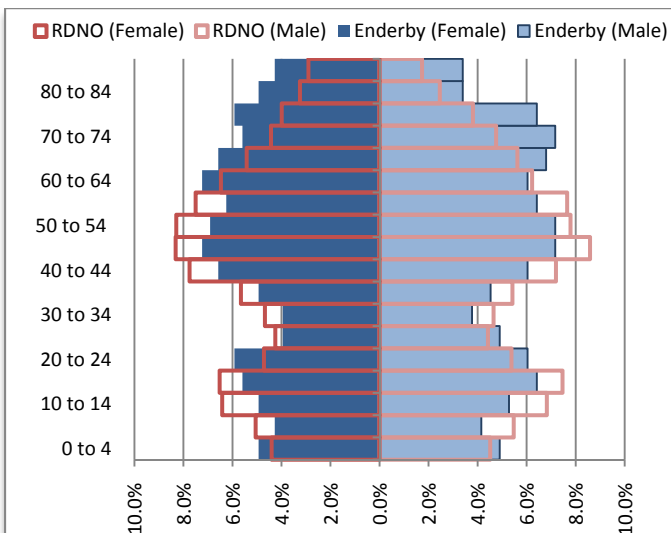
POPULATION

The population of Enderby has changed very little over the ten year period from 1996 through 2006 but has seen an overall increase at an average annual rate of 0.3% per year. The population of Enderby in 2006 was 2,828 up from 2,754 in 1996.

In 2006, the population of Enderby represented 3.7% of the total population of the Regional District of North Okanagan. The median age of the population was 48.1 years, significantly higher than the RDNO at 44.8 years, and the BC average of 40.8 years.

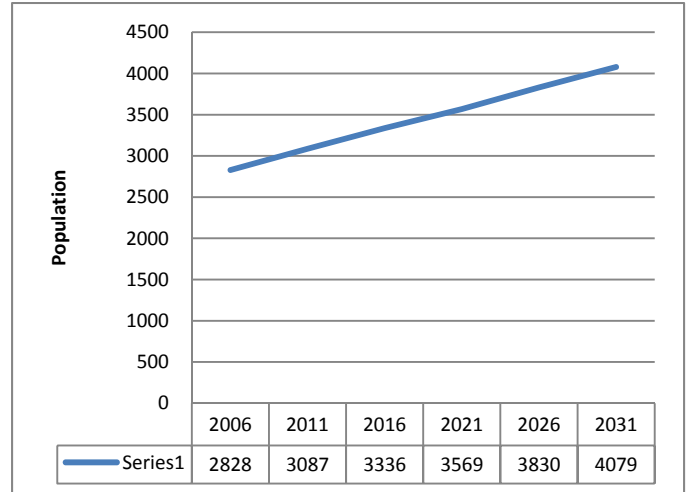
The following population pyramid illustrates the distribution of the population of Enderby in 2006 by age and sex. As illustrated the population of Enderby is comprised largely of an older population, with a significant gap in population in the 20-40 year age range. With an increasing aging population and a significantly reduced child bearing population the number of deaths per year will continue to increase at a greater rate than the number of births, resulting in a negative natural increase. This trend will have significant implications for housing, health care services and employment. The distribution of the population in Enderby is similar to that seen within the RDNO, although an even greater portion of the population is over the age of 65.

Figure 1: Population Distribution by Age and Sex, 2006 (% of Total), Enderby and RDNO



Looking forward to the year 2031, Enderby is expected to continue to grow at a moderate rate of 1.46% annually, resulting in an expected total population of, 3830 people in 2031.

Figure 2: Population of Enderby, 1996 – 2031, 1.46% Annual Growth Rate



HOUSEHOLDS

The average number of persons in a private household within Enderby is 2.2, slightly lower than the RDNO at 2.4, or BC at 2.5. There are a total of 845 census families in private households within Enderby. A significant portion of these census families are 2 person families (64.7), comparable to the RDNO (57.7%), but far higher than BC (50.6%). Three person families represent 15.9% of the total, 4 person families 11.8% and five or more persons 7.6%.

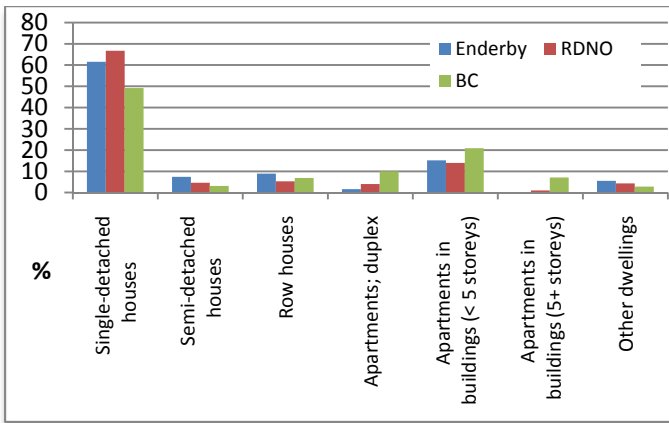
The average value of a dwelling in Enderby was \$199,331 in 2006. The average gross rent for a private dwelling in Enderby was \$601 in 2006 and for a home owner the average major payment was \$674. Of the total dwellings occupied by usual residents (full time residents), 48% of tenant occupied, and 21% of owner occupied households spent more than 30% of their household income on housing. This is considered to be above the level of affordability for housing. Of the total number of private dwellings (1,285), 365 households, or 28% of Enderby residents, are spending more than 30% of their household income on shelter.

HOUSING STOCK

There were a total of 1,285 occupied private dwellings in Enderby in 2006, 74.3% of which were owned and 25.7% were rented. The percentage of ownership of dwellings is slightly lower than the RDNO at 77.2% and slightly higher than BC at 69.7%.

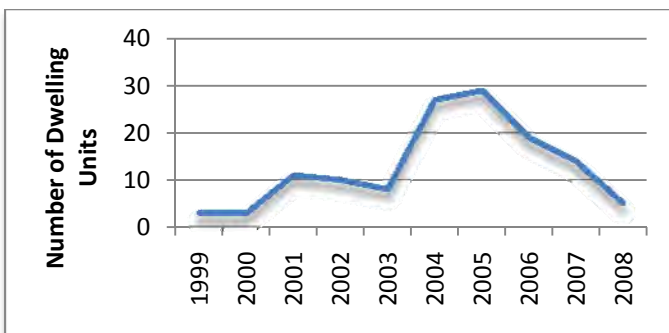
Enderby has a moderate percentage of single-detached houses, making up 61.5% of the total housing stock, lower than the RDNO at 66.7% but higher than BC at 49.0%. Enderby has a significantly higher percentage of dwellings that are semi-detached, row houses, or apartments than the RDNO.

Figure 3: Dwellings by Structural Type (As a % of Total Occupied Dwellings), 2006



Building permit activity has fluctuated in recent years, but in the period for 1999 through 2008, an average of 13 residential units were created per year. The highest building permit activity was seen in 2004 and 2005 with 27 and 29 new residential units being created.

Figure 4: Residential Building Permits, Number of Dwelling Units Created, 1999-2008



Looking forward to the year 2031 the total number of new dwelling units expected in Enderby 575. This represents an average of 25 units per year. While higher than the average building permit activity in recent years, given the expected population growth the demand for increased residential units is expected to increase.

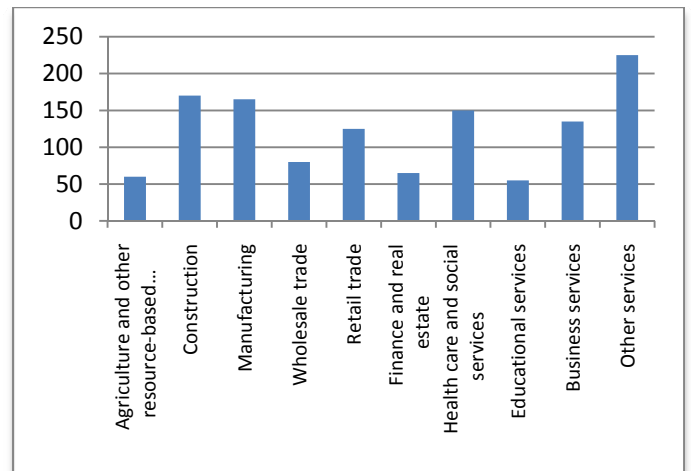
ECONOMY

Enderby's employment rate is 48.2%, lower than the RDNO at 58.1% and BC at 61.6%, and likely influenced by the numerous retirees and population over 65. The participation rate of the labour force within Enderby is 53.0%, significantly lower than the RDNO at 61.9% and BC at 65.6%.

The median income of an individual over 15 in 2005 was \$18,656, lower than the RDNO at \$21,833, and the BC average of \$24,867. The median income of a family in 2005 was \$43,804, lower than both the RDNO at \$57,637 and BC at \$65,787.

The Enderby economy is similar to many of the other north Okanagan communities with the main industries being manufacturing and construction, retail trade and health and social services and business services. Agriculture and resource extraction play a large role in the economies of all north Okanagan communities, including Enderby, but generally do not employ as many as these other industries.

Figure 5: Distribution of Labour Force by Industry, Enderby, 2006



The total experienced labour force in Enderby was 1,240 in 2006, or 44% of the total population.

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Amended by the Regional District of North Okanagan

This profile has been prepared as a supplement to the Regional District of North Okanagan Population, Employment and Housing Forecast, 2008-2031.

For further information on data sources, assumptions, limitations and methodology please refer to the full report.
