

## Electoral Area 'H' Official Community Plan

# Background Report

## PART 1: PEOPLE AND WORK



# INTRODUCTION

An Official Community Plan describes the long-term vision for the future of a community and a course of action to achieve it. This background report provides a snapshot of the current community in four parts: **People & Work; Land, Buildings & Spaces; Streets & Movement; and Environment & Climate Change**. This information will help inform a community discussion around the goals and policies for an updated Official Community Plan.



**Part 1: People and Work** presents data from the national census about demographics, housing, and employment. It also includes data for some economic sectors and school enrollment, from census and other data sources. The next several pages cover the following topics:

- Population Growth
- Age Profile
- Household Size
- School Enrollment
- Home Ownership
- Shelter Costs
- Labour Force
- Tourist Accommodation

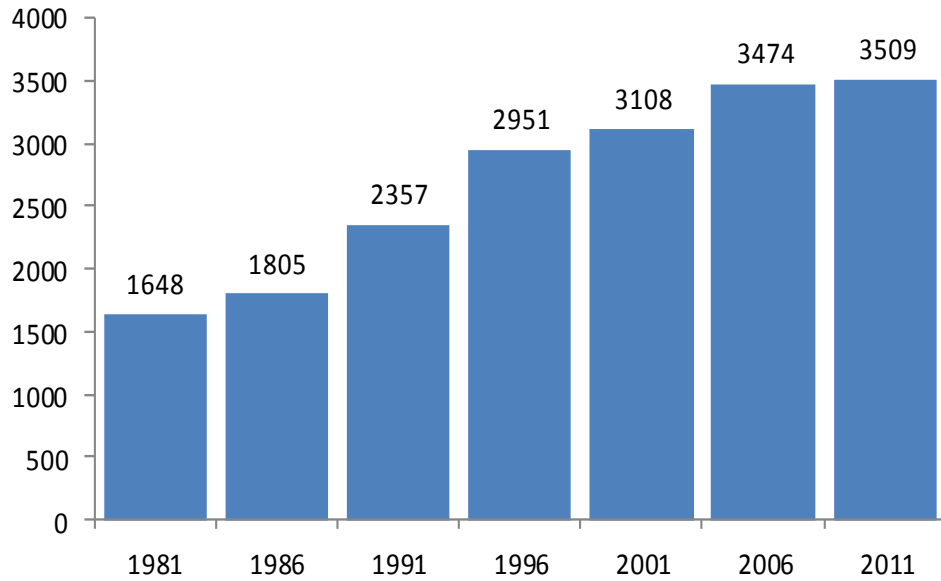
The last page of **Part 1: People and Work** lists observations about the nature of the community, based on the data presented here. The purpose of these observations is to start a discussion about what direction the community would like to go in the future, and how to get there.

*Cover photo credits:  
Left: Brian Kingzett  
Right: Corinne Roby*

# Electoral Area 'H'



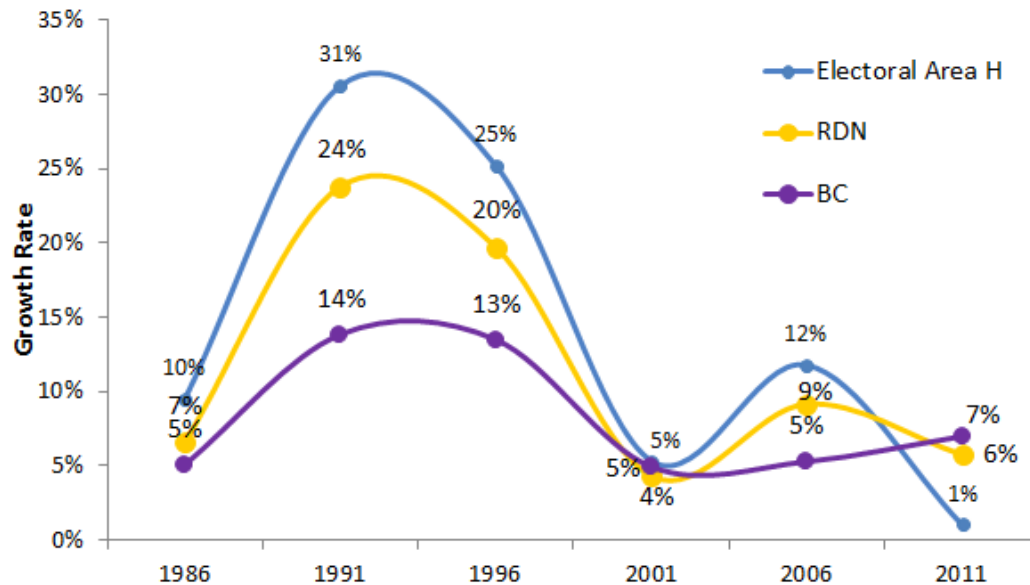
## Population Growth



from 2007 to 2011

# 1%

increase



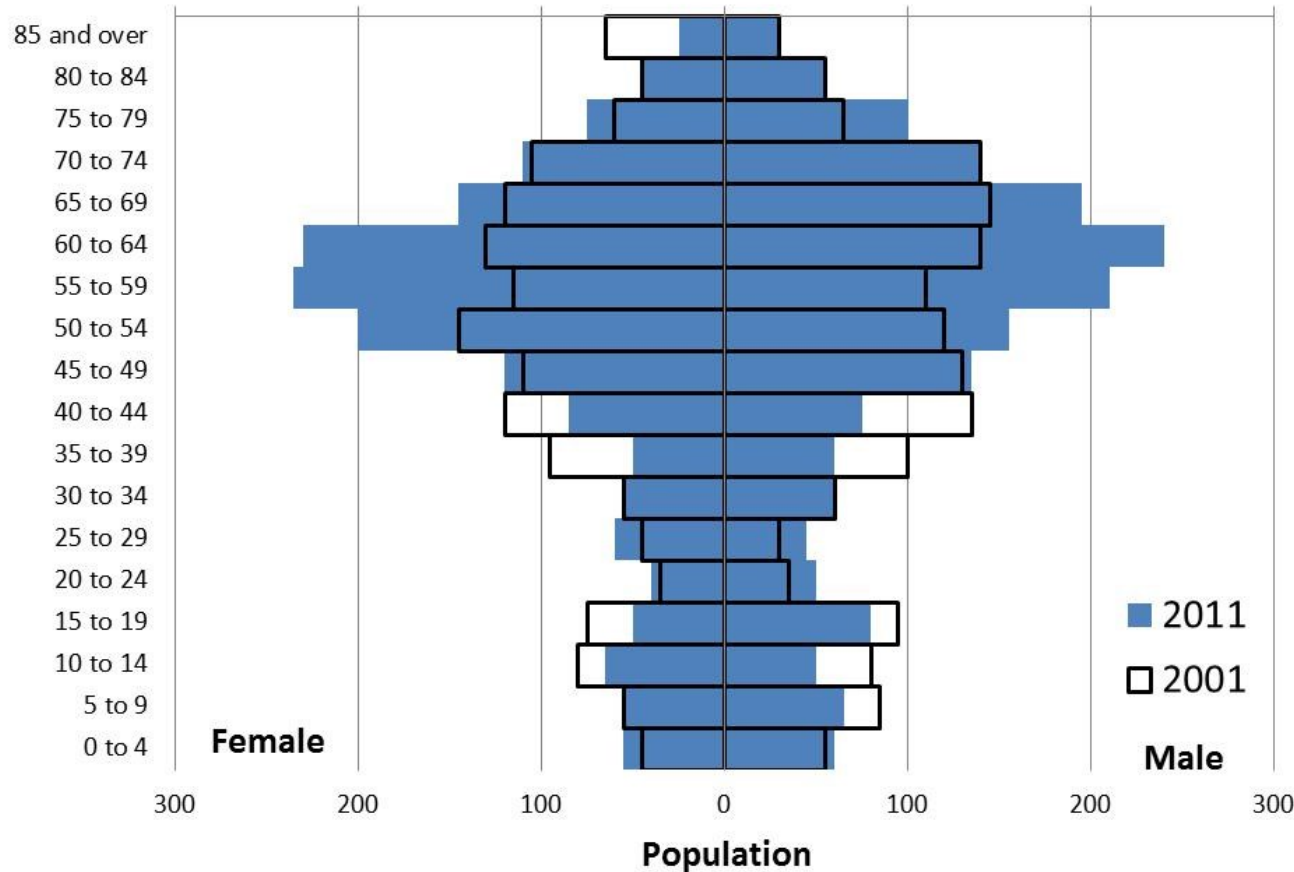
### Population Facts:

- From 1981 to 2006 the population in Area 'H' grew at a greater rate than that of the RDN as a whole and BC. For 2007 to 2011 however, the Census showed a significant drop in the growth rate of Area H, below that of the RDN and BC.
- Population estimates from 2011-2014 for all RDN electoral areas combined show less than 1% growth rate. RDN municipalities of Lantzville and Qualicum Beach are estimated to have lost population in that time period, and Nanaimo and Parksville have 1.2% and 0.6% growth estimates respectively.

Data source: Statistics Canada, Census 2011; BC Stats

# Electoral Area 'H'

## Age Profile



### Area H median age

**56.2** years old

(2001, **50.5** years old)

### BC median age

**41.9** years old

(2001, **38.4** years old)

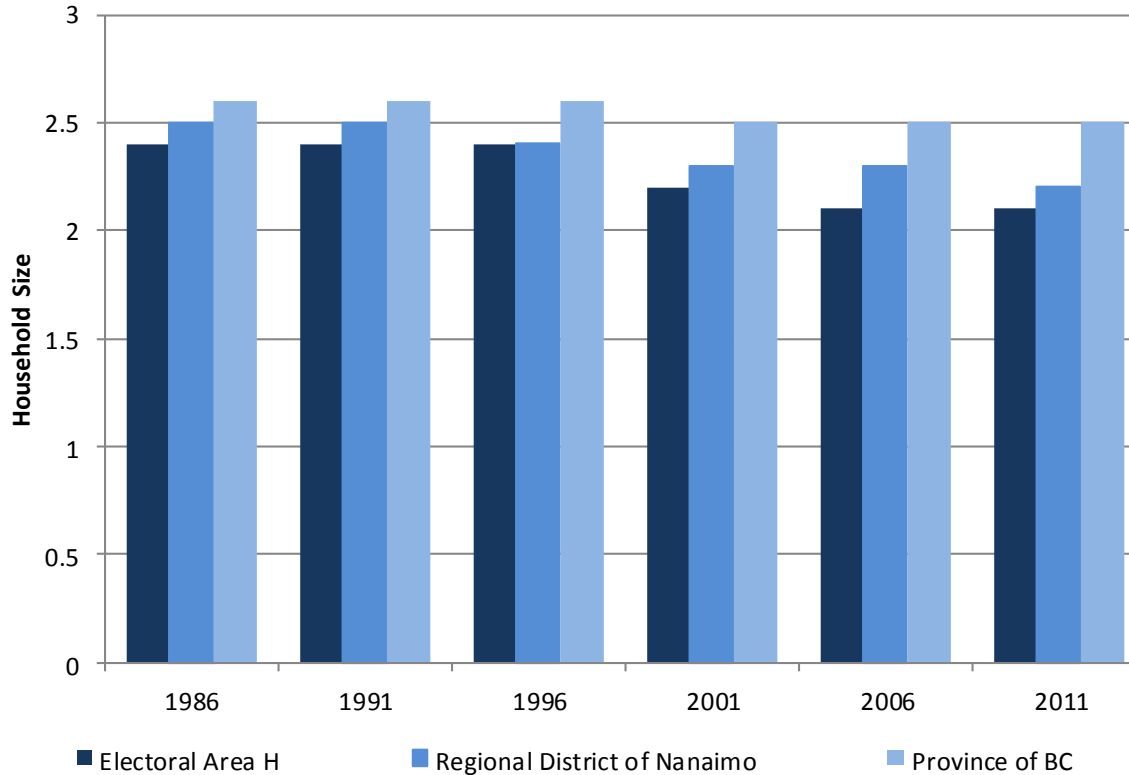
### Age profile Facts:

- Between 2001 and 2011, most of the population growth in Electoral Area 'H' was in the 50 to 70 age groups, which increased by 57%.
- For the RDN as a whole, the 50 to 70 age group grew at a slightly lower rate of 50% between 2001 and 2011 .

Data source: Statistics Canada, 2011 & 2001 Census

## Electoral Area 'H'

# Household Size



from **1986** to **2011**  
household size decreased  
from  
**2.4**  
to  
**2.1**  
persons per household

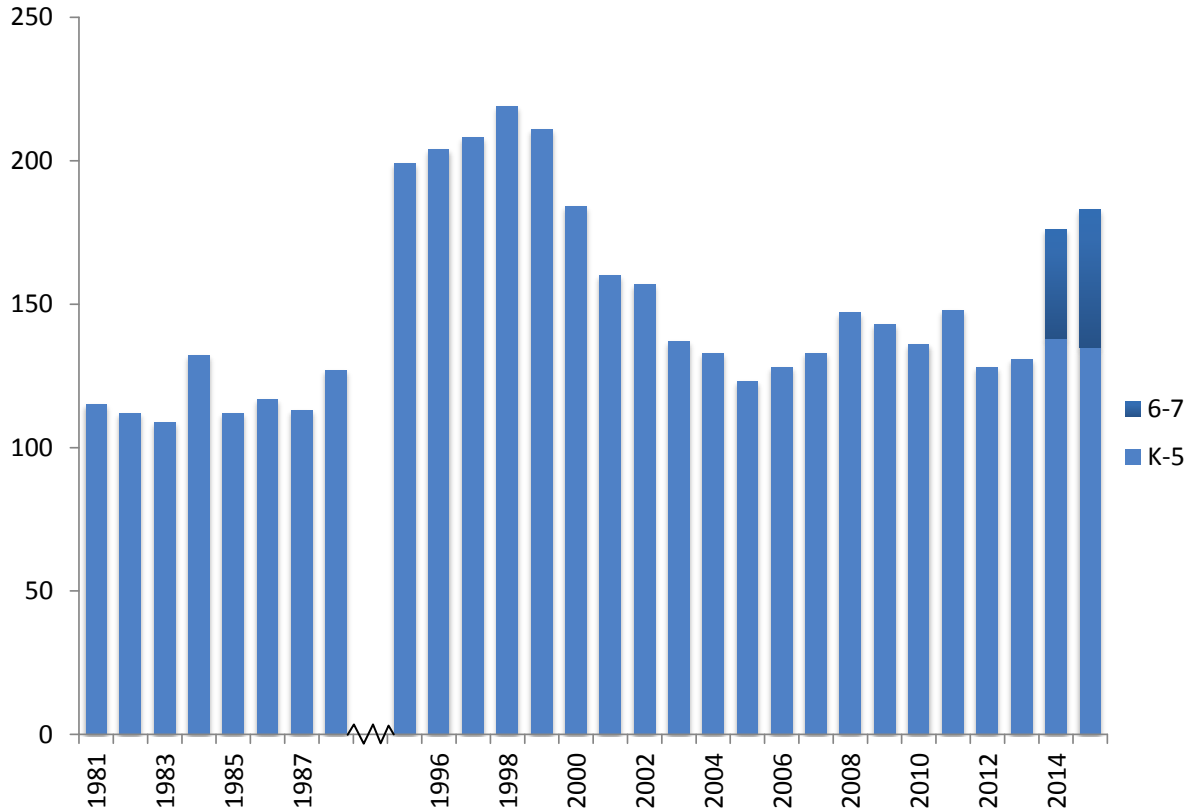
### Household Facts:

- The household size in Electoral Area 'H' is slightly smaller than the RDN and the Province, although all three have declined slightly over the past 25 years.

Data source: RDN Historical Background Reports & Statistics Canada, 2001-2011



# Bowser Elementary School Enrollment



for kindergarten to grade 5

from 2005

to 2015

# 5%

average growth rate

### School Facts:

- From a peak in 1998, Bowser School Enrollment dropped until 2005. Over the last 10 years enrollment has been relatively stable with a moderate increase overall of 5%.
- In 2014, grades 6 and 7 were added to Bowser Elementary

### School History

The current school on Faye Road is the fourth Bowser School. The first opened in the 1920's near Nile Creek. Between 1933 and 1951 there was also a school in Deep Bay

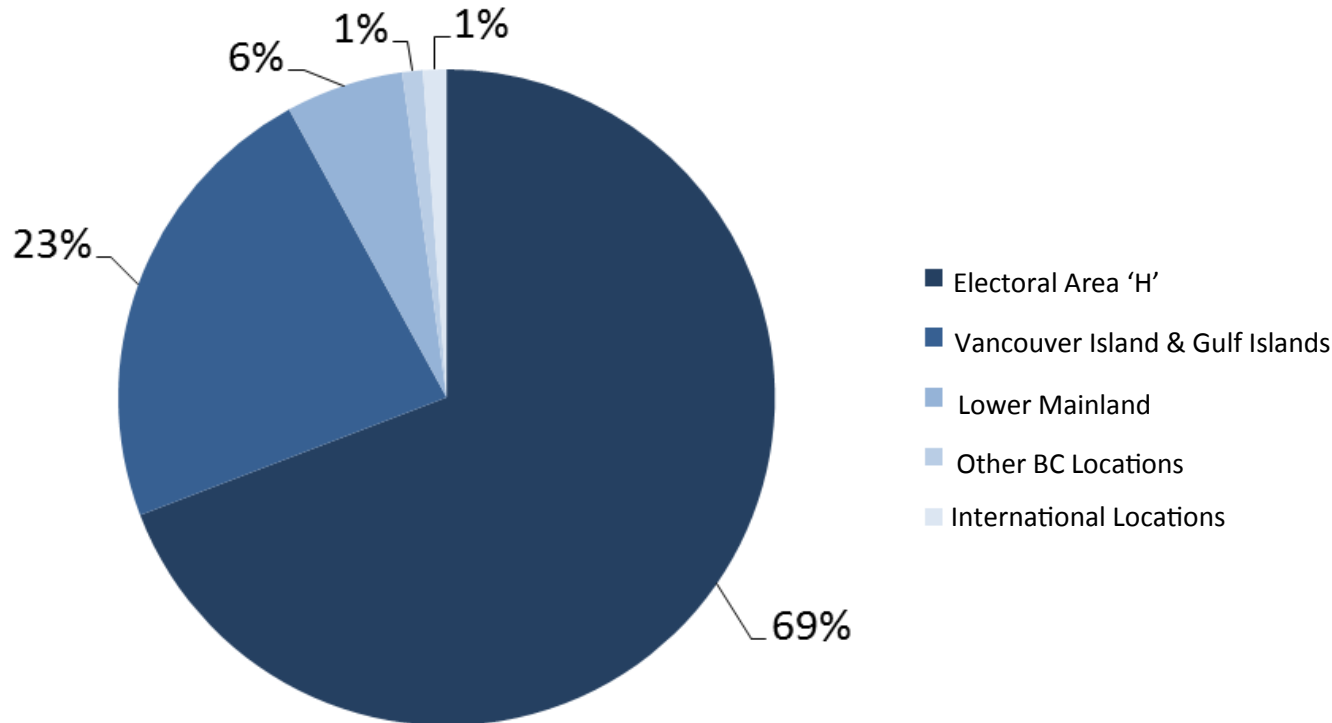
Data sources: School District 69; Levits & Willott. *Images and Voices of Lighthouse Country, 1997.*

## Electoral Area 'H'

# Home Ownership and Place of Residence



### Area 'H' Property Owners' Primary Place of Residence



# 31%

**of properties  
owned by  
non-residents**

### Facts on Home Ownership vs Rental:

A slightly higher percentage of households are owners as opposed to renters in Electoral Area 'H' compared to the rest of the RDN:

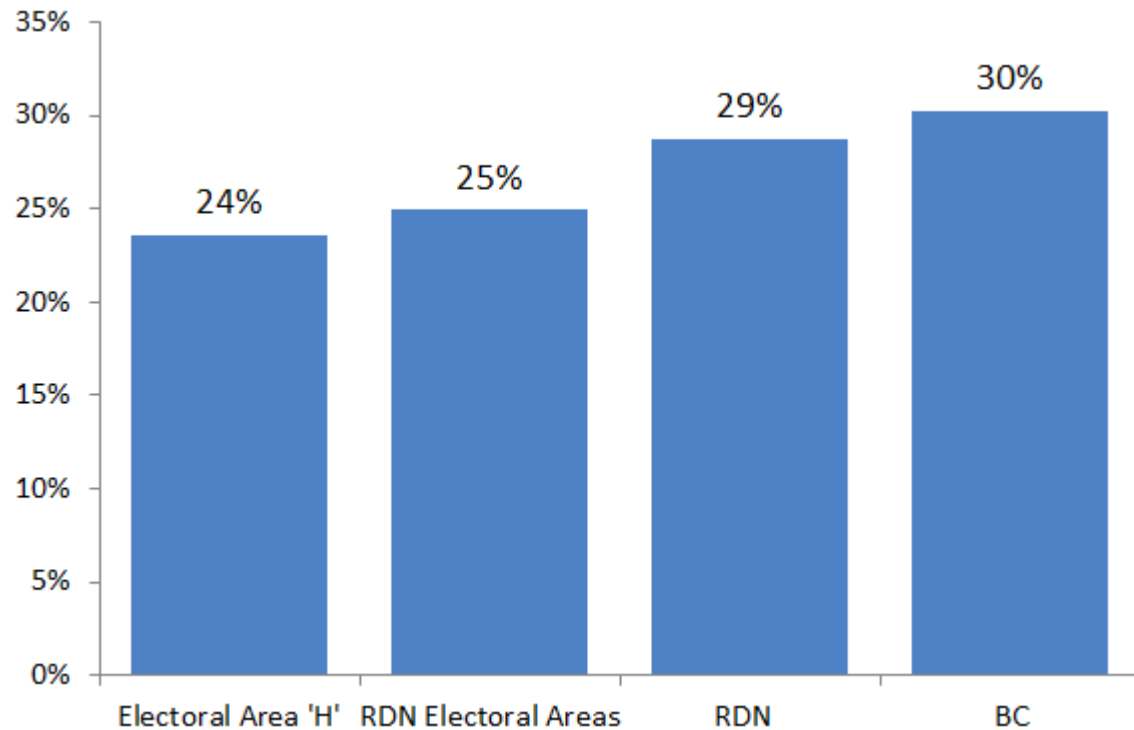
- In Electoral Area 'H' 330 households (20%) are renters and 1,310 households (80%) are owners.
- For the RDN as a whole, 22% of RDN residents are renters and 78% of RDN residents are owners.

Data source: BC Assessment, 2015; Statistics Canada, 2011 National Household Survey

## Shelter Costs



### Owner and tenant households paying 30% or more of income on shelter



**24%**  
of owner and tenant  
households spend  
**30% or more**  
of household income on  
shelter

### Shelter Facts:

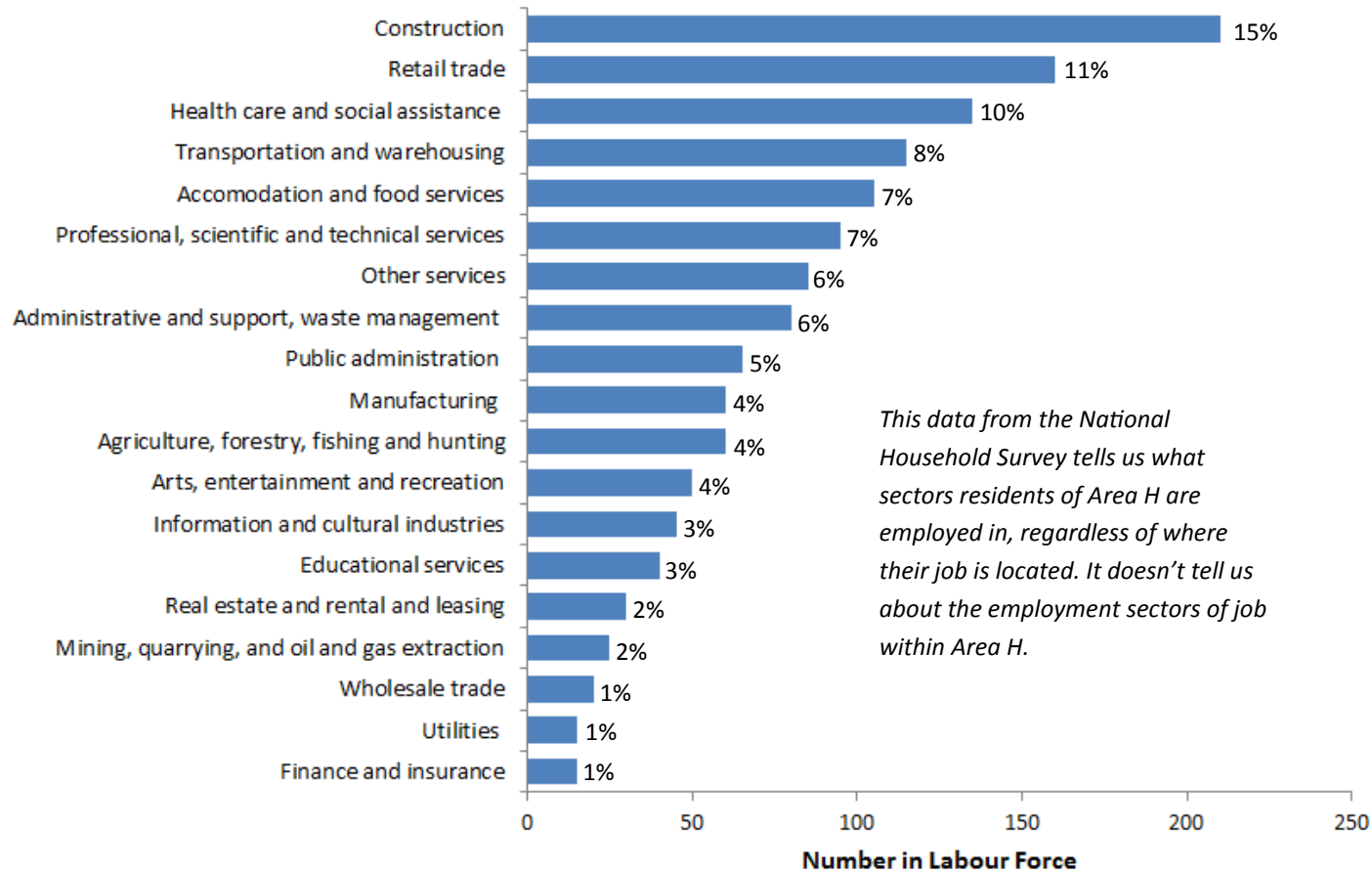
- The Canadian Mortgage and Housing Corporation uses the threshold of 30% of household income spent on housing as a threshold for affordability.
- The median monthly shelter cost for rented dwellings in Electoral Area H was \$946 in 2011, which is higher than the RDN (\$850) and BC (\$903) average shelter cost.

Data source: Statistics Canada, 2011 National Household Survey



# Electoral Area 'H'

## Labour Force



In 2011 there were

**1,430**

residents in the labour force and

**520\***

jobs in Area 'H'

### Labour Force Facts:

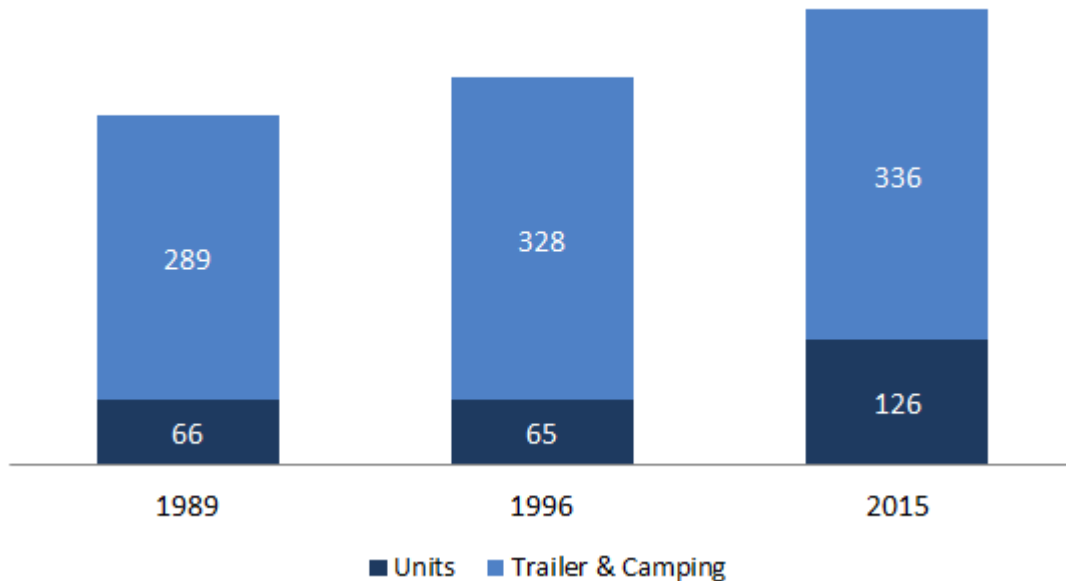
- In 2011, 455 residents of Electoral Area 'H' commuted out of the area for work\*\*, 155 people commuted to Electoral Area 'H' from elsewhere, and 185 residents worked outside the home within Electoral Area 'H'.
- Also in 2011, 180 residents of Electoral Area 'H' worked from home, 90 people were unemployed, 30 people worked outside Canada and 340 had no fixed workplace address.

\* approximate number based on National Households survey data for commuter flow and people working at home.

\*\* This number is a low estimates, as the National Household Survey only reports commuting flows to locations with a flow greater than 20.

Data source: Statistics Canada, 2011 National Household Survey

# Tourist Accommodation



in 2015 there were

**462**

units and campsites  
compared to

**393**

in 1996

### Quick facts:

- A total of 134 units and campsites were closed between 1996 and 2015, but in that same period 235 new units and campsites were added.
- These figures do not include Bed & Breakfast accommodations or short term vacation rentals from residential-zoned properties.

Data sources: Shaw Hill—Deep Bay Technical Report, 1989  
Shaw Hill-Deep bay Official Community Plan Background Report, 1996

## Summary & Observations



1. Although BC, the RDN and Electoral Area 'H' experienced strong population growth in the 1980's and early 1990's, it has been slowing in the last two decades to almost no growth over the last several years.
2. With an aging population we expect school enrollment numbers to drop, and we saw a significant drop between 1998 and 2005. Since 2005 the school has maintained relatively stable enrollment numbers while the median age of the population has continued to rise. If the median age continues to rise, we may see another drop in school enrollment.
3. A higher percentage of property owners in Area 'H' than the RDN average have a primary residence outside of the area. This supports local knowledge that the area is a popular seasonal residence and vacation destination.
4. Although several long-running tourist accommodations closed down in the past 20 years, new ones have been established so that the overall number of units and campsites has grown.
5. Housing is affordable compared to the rest of the RDN and the BC average, however rental housing in particular is more expensive.