



INTERIM HOUSING NEEDS REPORT

DISTRICT OF PORT EDWARD

November 6, 2024

URBAN
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1.0 INTRODUCTION

The District of Port Edward is a northern coastal BC community on the Tsimshian Peninsula, located within the North Coast Regional District (NCRD), situated about 15 kilometres south of Prince Rupert via Highway 16. Incorporated in 1966, Highway 16 runs along the northern edge of Port Edward, providing direct routes eastwards to Terrace, Smithers, and Prince George. The CN Rail main line follows the coast along the Skeena River, traversing Port Edward. As of 2021, Port Edward had a population of 470 people and spans an area of 167.16 km².

In November 2023, the provincial government adopted new legislation which seeks to streamline the delivery of new housing and implement proactive planning tools to remove barriers to housing development. As of June 2024, the Province has updated legislative requirements for Housing Needs Reports. This includes requiring all local governments to complete an Interim Housing Needs Report by January 1, 2025. All local governments must then complete 'regular' Housing Needs Reports in 2028 and every 5 years thereafter. This report is an Interim Housing Needs Report (HNR) for the District of Port Edward.

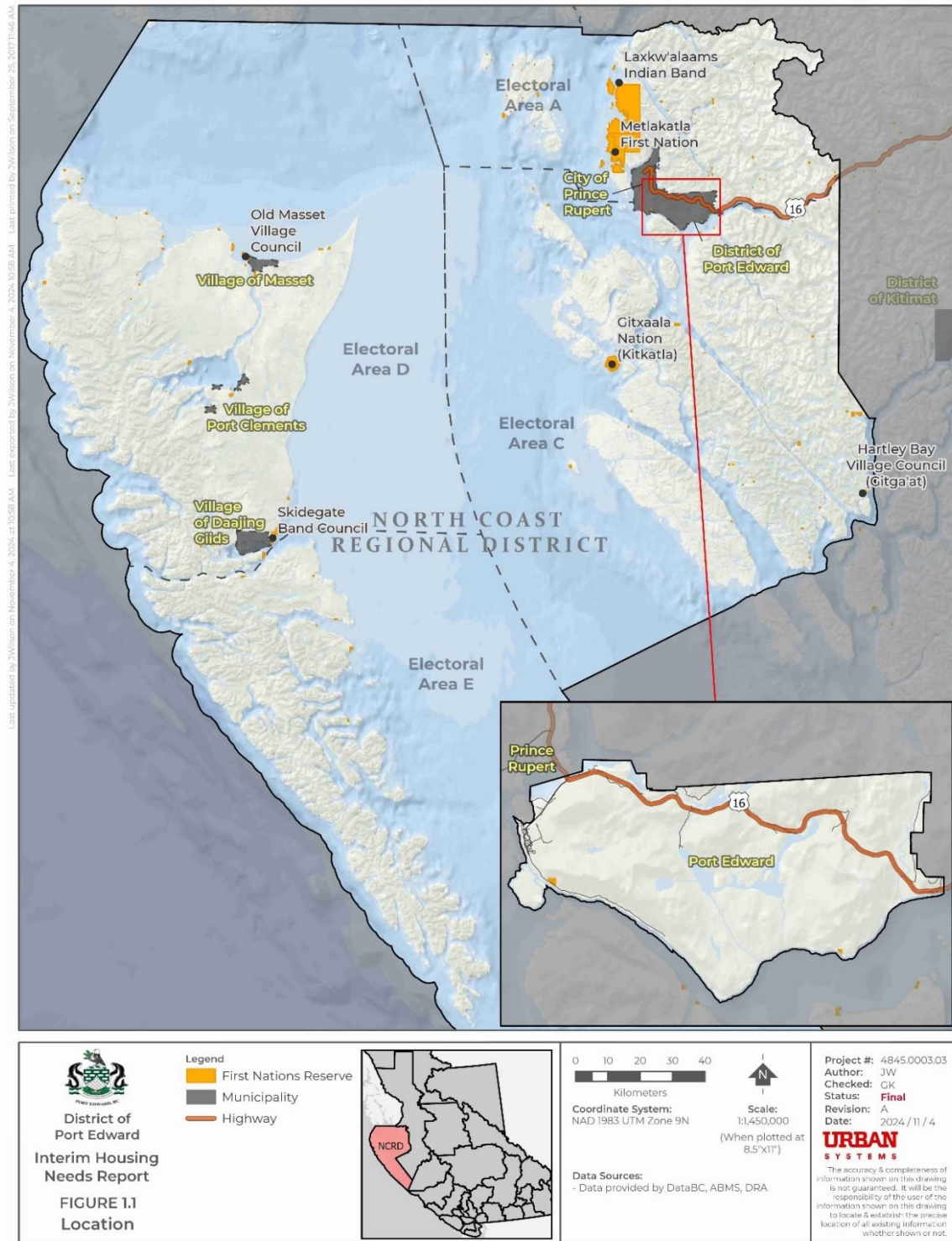
The report has been developed primarily referencing census data for Port Edward and the NCRD. Housing needs calculations are done using the BC Housing Needs Report (HNR) Calculator and follow the "HNR Method"¹ as required by the provincial government. ² Methodology for calculating housing needs is explained in more detail in Section 4.1.

Figure 1.1 shows the location of the District of Port Edward in the context of the NCRD and neighbouring First Nations and municipalities.

¹ Guide to Requirements for Housing Needs Reports (June 2024). https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summary_of_legislative_and_regulatory_requirements_for_housing_needs_reports.pdf

² British Columbia, Housing Needs Reports. <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports>

Figure 1.1: District of Port Edward





1.1 PLANNING & POLICY CONTEXT

The District of Port Edward has undertaken several planning processes in recent years which have informed housing needs. The 2020 Housing Needs Assessment (HNA), the 2023 Official Community Plan (OCP), and the 2023-2026 Strategic Plan examined housing needs in the community including supply, housing types, and housing affordability.

2020 Housing Needs Assessment

Port Edward completed a Housing Needs Assessment (HNA) in March 2020. This report utilized data obtained from the 2006, 2011, and 2016 census, BC Stats, and the Canada Mortgage and Housing Corporation (CMHC). Supplementary data was obtained through a rental market survey that analysed online platforms like Craigslist and Kijiji, along with print newspapers, to compile rental listings within the district.

Key findings from the March 2020 HNA helped frame the development of this report. These findings include:

- Seniors and low-income families were identified as two groups with the greatest challenges in finding suitable and affordable housing.
- According to census data there was no new housing construction in Port Edward between 2006 and 2016, however District of Port Edward Building Permit data indicated that two new modular homes and 8 new seniors housing units have been built in the district between 2016 and 2019.
- The four main housing gaps that have the potential to impact future population trends and behaviors within the district:
 - Lengthy waitlists and/or a shortage of rental housing for seniors;
 - A shortage of rental housing;
 - A need for non-market rental housing; and
 - A need for greater housing diversity

2023 Official Community Plan

The District of Port Edward developed an Official Community Plan (OCP) in 2023. Drawing on community engagement, the OCP outlined the community's goals and policies related to a wide range of community development topics, including housing. The district is committed to prioritizing housing development to meet the needs of community members.

Housing need is tied to economic development in Port Edward. In response to the expansion of multiple terminals at the port in Prince Rupert, the district identified additional lands for housing development to meet anticipated worker housing demand. This will support Port Edward's role as the rural bedroom community of the region.

Through community engagement, the OCP identified needed and desired housing types, including:

- Seniors' housing complex to allow seniors to age in place
- Townhouses
- Family-oriented housing
- Low-income housing complex

Other findings from the OCP engagement related to housing include:



- There is a need to improve access to adequate housing. The community is concerned that residents are living in trailers by the boat docks and in derelict buildings that should be demolished.
- Tax incentives could be used as a mechanism to encourage residential development.
- Council supports affordable and rental housing within the townsite and will encourage the sale of district owned land for residential development to include secondary suites and rental options.
- Residents would like to have more variety of housing choices available within the townsite, such as infill of existing serviced lots, duplexes, medium density residential, and secondary suites.
- Council supports the goal of achieving a residential density of 80% single family homes and 20% multi-family homes throughout the townsite.
- Council supports the provision of land to support the Rural Residential designation, which provides land for low density housing and home occupation without municipal services.

2023-2026 Strategic Plan

The District of Port Edward Council developed a Strategic Plan for 2023 to 2026 that outlined community goals, including housing-related goals. The Strategic Plan outlines the goal to achieve a high quality of life and community development in Port Edward, including the development of market and non-market housing. Actions included beginning work to redevelop the old Port Edward Elementary School site on Sunset Drive for housing. To replace the old elementary school and to reduce the reliance on students travelling to Prince Rupert for school, Port Edward Community School opened in January 2013.

1.2 HOUSING ACTION PROGRESS

The District of Port Edward has made progress to meet the goals outlined in the previous Housing Needs Assessment (2020) since the development of the report.

Alder Avenue: Alder Avenue is a planned housing development that will provide 11 high-quality single-family homes. There has been remedial work done in preparation for the development. Site development work has been completed and the District of Port Edward released a Request for Proposals in 2024 for the construction of the Alder Avenue development. The 2023 OCP designated mobile home park use at the east end of Alder Avenue although a single-family subdivision is planned for this site.

Affordable Housing Plans: The District of Port Edward posted an Expression of Interest in 2021 to develop a site on Sunset Drive slated for affordable housing. This was an initiative that moved forward after the 2020 Housing Needs Assessment found a need for more affordable housing in the community.

1.3 TRANSPORTATION STATEMENT

In alignment with provincial legislation, the District of Port Edward commits to working towards an accessible and complete community by developing housing that is integrated into the transportation network.

The compact nature of the Port Edward townsite lends to it being an ideal place for active transportation (e.g., walking, biking). There is one BC transit route in Port Edward, route 60, that has two stops in Port Edward, at Evergreen at Skeena and Hillside at Skeena. Route 60 operates from Monday to Saturday (the early morning service is only offered Monday to Friday) travelling from Prince Rupert to the Evergreen at

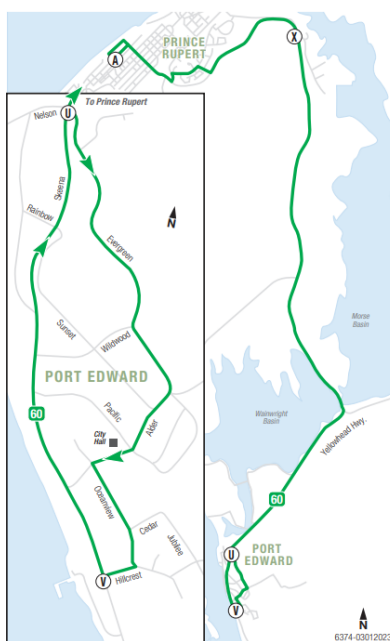
Skeena stop to the Hillcrest at Skeena stop and back up to the Evergreen at Skeena stop before travelling back north to Prince Rupert.

Residents should have no more than a 15-minute walk to each bus stop. The average walking time to either bus stop is estimated to be between five and ten minutes, with 15-minute commutes only for residents living in the middle of the two bus stops, like those along Wildwood Ave. or along parts of Evergreen Drive. Route 60 provides residents with access to essential locations within Port Edward, including the Municipal Hall, Port Edward Community School, Port Edward Community Centre, Christ the King Anglican Church, and the Port Ed General Store. Additionally, from the Evergreen at Skeena stop it would be approximately a five minute walk along Nelson Ave. to the Port Edward Harbour Authority and Moore's Boatworks.

The District of Port Edward should support the development of housing near infrastructure that supports alternative transportation modes in order to enhance equity by providing all residents, including those who are unable to drive, with access to their daily needs. This will also reduce the climate change impacts associated with personal vehicles and reduce monthly household costs associated with driving a personal vehicle. Affordable housing should be prioritized on sites near public transportation, such as along Evergreen Drive or Skeena Drive, to ensure lower income residents can easily access transportation.

Figure 1.2 shows the map of route 60 in Port Edward. The map is provided by BC Transit.³

Figure 1.2: Route 60 in Port Edward



³ BC Transit (2024), Prince Rupert and Port Edward Transit. <https://www.bctransit.com/port-edward/wp-content/uploads/sites/32/2024/07/2024-06-06-PRR-RG.pdf>



2.0 CURRENT DEMOGRAPHIC PROFILE

This section provides analysis of the current demographic profile in Port Edward, including current population and age demographics as well as projected population.

2.1 POPULATION

According to the 2021 census, the total population of Port Edward is 470. Overall, the population for Port Edward has remained relatively stable since 2016, with population increasing by 3 residents between 2016 and 2021.

The City of Prince Rupert and the North Coast Regional District (NCRD) have experienced a similar trend of minimal growth between 2016 and 2021. Growth for Port Edward, Prince Rupert, and the NCRD are 0.6%, 0.7%, and 0.3% respectively. This aligns with the provincial rural population growth from 2016 to 2021, 0.5%, and is much lower than the provincial urban growth rate of 8.7%.⁴

Table 2.1 shows the population change between 2016 and 2021 for Port Edward, Prince Rupert, and the NCRD.

Table 2.1: Population Changes (2016 – 2021)

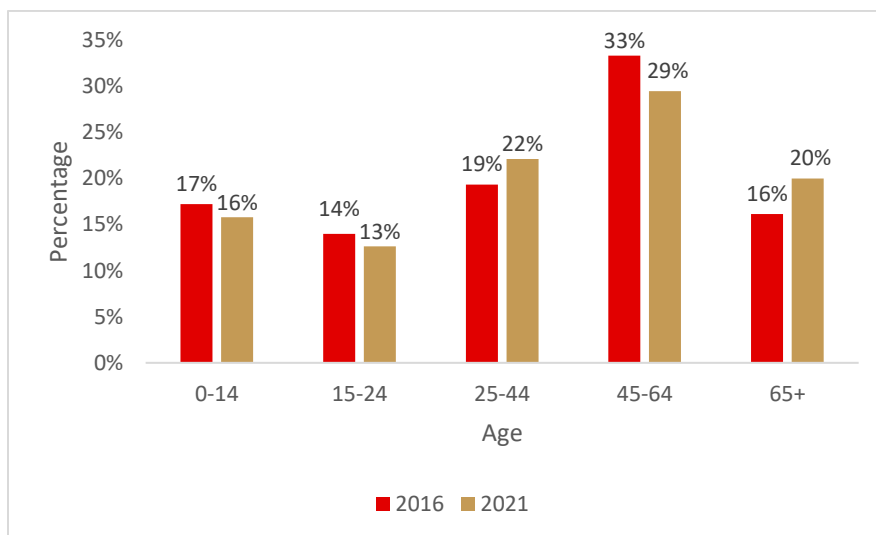
Community/Area	2016	2021	Change
District of Port Edward	467	470	+0.6%
City of Prince Rupert	12,200	12,300	+0.7%
North Coast Regional District	18,133	18,181	+0.3%

2.2 AGE DEMOGRAPHICS

In Port Edward there is a decrease in the number of residents in the 0-14 and 15-24 age categories, while the population of residents 25+ is increasing. According to the 2021 census, the highest proportion of the population is in the 45-64 age category followed by the 25-44 age group and seniors (65+). Between 2016 and 2021 the proportion of seniors increased by 4%, which is indicative of an aging population.

Figure 2.1 shows the age category breakdown for Port Edward between 2016 and 2021.

⁴ Statistics Canada, Population growth in Canada's rural areas, 2016 to 2021. <https://www12.statcan.gc.ca/census-recensement/2021/as-sa/98-200-x/2021002/98-200-x2021002-eng.cfm>

Figure 2.1: Total Population by Age Group (2016 - 2021)

2.3 MEDIAN AGE

In addition to the percentage of seniors over 65 years, median age can be another indicator of an aging population. According to the 2021 census data, the median age in Port Edward is 45.2, which is higher than the median age in Prince Rupert and the NCRD, and the province. The median age in Port Edward increased by 4.1 years between 2016 and 2021. The reverse trend was observable median age in Prince Rupert, the NCRD, and BC during this time.

There may be a few explanations for this. The first is that the area is not seeing a lot of new population coming in, resulting in the existing population aging. The second possibility is that the new population coming into the area is people closer to retirement or already retired, who enjoy the quiet pace of Port Edward.

Table 2.2 summarizes changes in median age in Port Edward, Prince Rupert, the NCRD, and the province from 2016 to 2021.

Table 2.2: Median Age in Port Edward, Prince Rupert, the NCRD, and BC (2016 - 2021)

Community/Area	2016	2021
District of Port Edward	41.1	45.2
City of Prince Rupert	40.5	39.6
North Coast Regional District	41.4	41.2
Total BC	43.0	42.8

2.4 PROJECTED POPULATION

Population projections were performed by BC Stats for a 23-year period, 2021 to 2044. It is important to note that the BC Stats projections were based on a 2021 population of 492 which is higher than the 2021 census the population was 470. BC Stats projections are shown, as opposed to a census-based projection,

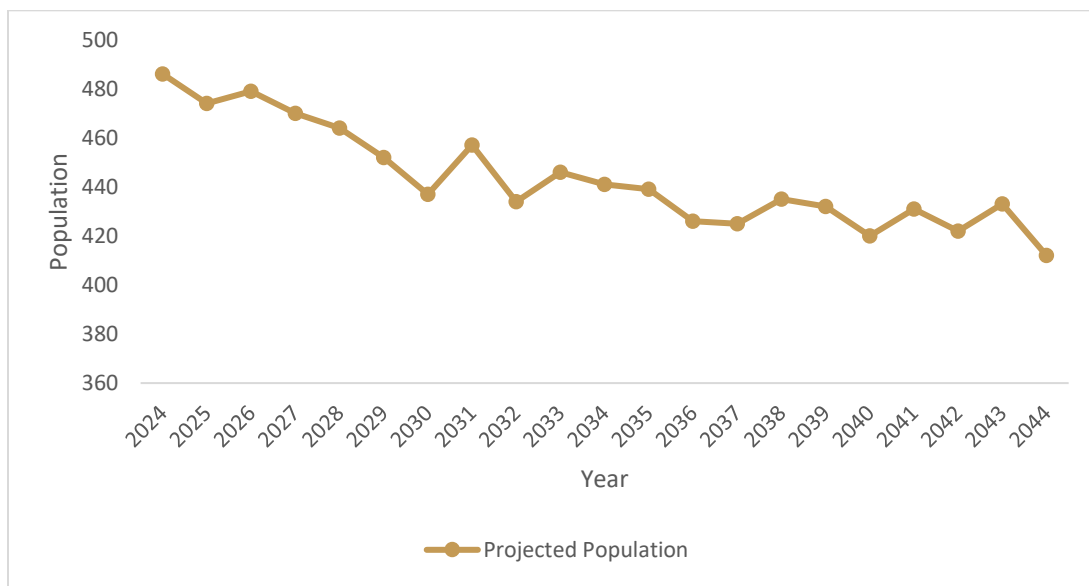
because BC Stats data is used in the calculation of future housing needs by the BC Housing Needs Report (HNR) Calculator.⁵ The HNR Calculator is used to produce housing needs projections.

The projected population in the District of Port Edward shows a general population decline over the next 20-year period. The estimated population in 2044 is 412 people, a decrease of 58 people from the 2021 census population and a decrease of 80 people from BC Stats 2021 projected population. This decrease of 80 residents between 2021 and 2044 represents a population decline of -16.3%.

BC Stats projections are utilized in determining Anticipated Household Growth; however they are averaged with a regional household projection and so the household projections may not appear to align with the projected population shown in this section.

Figure 2.2 shows the projected population decline in Port Edward between 2024 and 2044.

Figure 2.2: Projected Population in Port Edward (2024 – 2044)⁶



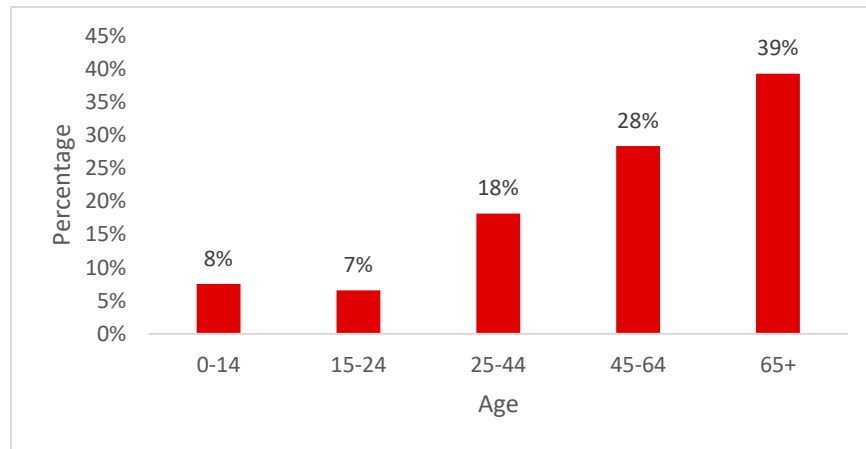
Along with population decline, Port Edward's population between 2021 and 2044 is expected to age rapidly with a greater proportion of seniors (65+) expected by 2044. By 2044 it is predicted that seniors (65+) will comprise 39% of the population, whereas younger age groups will make up a smaller proportion. The 0-14 age category is projected to make up 8% of the population, and the 15-24 age category to comprise only 7%.

Figure 2.3 shows the projected age demographic distribution in 2044.

⁵ Housing Assessment Resource Tools (HART) <https://hart.ubc.ca/about/>

⁶ Population Projections for the years 2024 to 2044 were conducted by BC Stats.

Figure 2.3: Projected Age Demographic Breakdown (2044)



3.0 HOUSING PROFILE

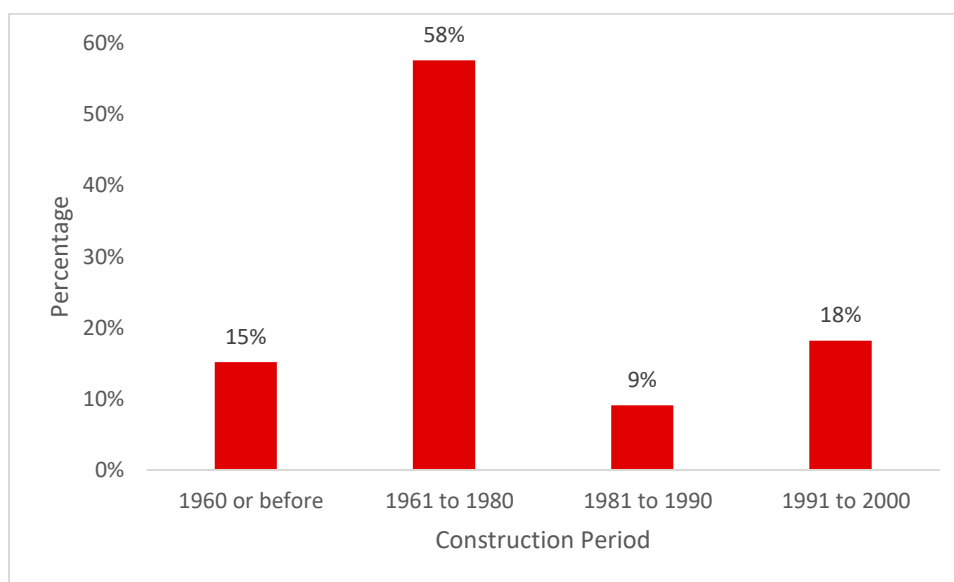
The following section describes the current housing profile in Port Edward, including housing type and age as well as housing tenure.

3.1 HOUSING TYPE & AGE

The current housing stock in Port Edward is comprised of 207 private dwellings, with 181 of those dwellings occupied by usual residents, according to the 2021 census. The census also indicates that no dwellings were constructed between 2001 and 2021, although it appears that the number constructed has been suppressed due to it being under 10. The 2020 Housing Needs Assessment notes that, according to Port Edward building permit data, there were two manufactured homes built as well as a seniors housing 8-plex during this time. The largest proportion of homes however were constructed between 1961 and 1980. There are 25 homes that are also in need of major repairs as of the 2021 census, which makes sense based on the proportion of homes which were built by 1980.

Figure 3.1 shows the 2021 distribution of dwellings by construction period.

Figure 3.1: Dwellings by Construction Period (2021)

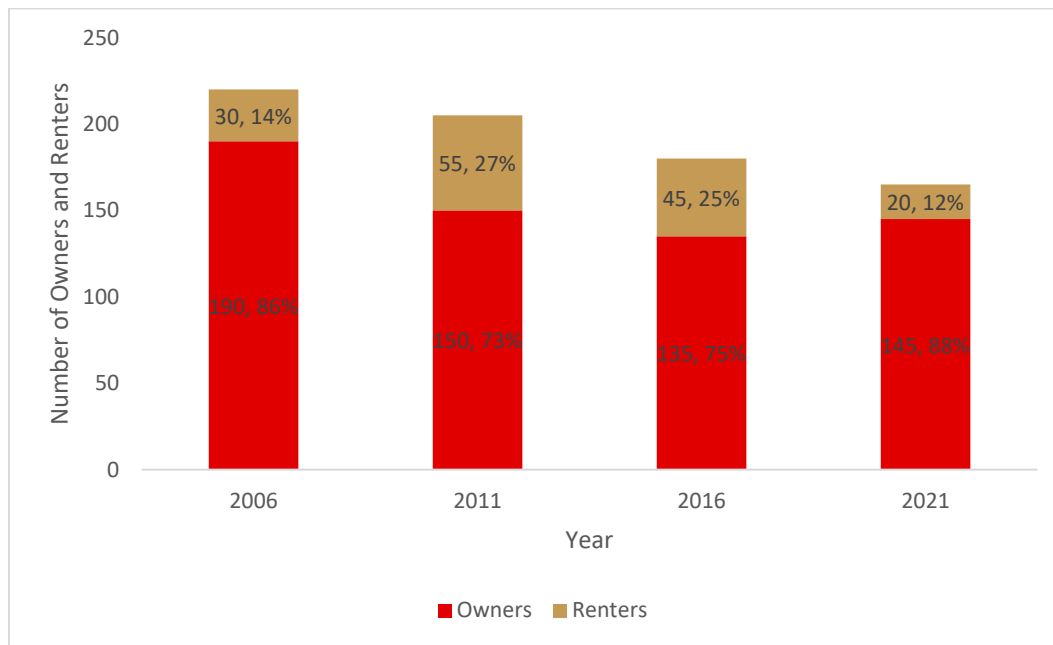


3.2 HOUSING TENURE

The majority of households in Port Edward are owned by their occupants. The percentage of owner compared to renter households have fluctuated between 2006 to 2021. The proportion of owners was 86% of households in 2006 and then decreased by 11% in 2016 to 75%. In 2021, home ownership increased to comprise 88% of households. With a relatively small number of homes in Port Edward, a few changes in ownership can lead to a drastic increase or decrease in the proportion of homes which are owner-occupied or available for rent. As the proportion of owner households increased between 2016 and 2021, the proportion (and number) of renter households was reduced by half.

Figure 3.2 compares the breakdown of owners and renters across census years from 2006 to 2021.

Figure 3.2: Owners and Renters (2006 - 2021)



4.0 HOUSING NEEDS

Port Edward's housing needs are summarized in this section. Housing needs were calculated using the provincial government's standardized methodology, which is described in Section 4.1. Calculation components, including extreme core housing need, homelessness, suppressed household formation, anticipated household growth, rental vacancy rate, and demand buffer, are detailed in subsequent sections, followed by a summary of all existing and projected housing needs.

4.1 METHODOLOGY

The provincial government introduced a standardized methodology for calculating housing needs that local governments and regional governments are required to use. The purpose of standardizing calculations is to ensure that all municipalities provide housing need estimates which can be compared across local government jurisdictions.

The HNR Method⁷ estimates the total number of housing units required to address the current and anticipated housing needs over 5- and 20- year timeframes. Housing Needs Reports Calculations are completed using the BC HNR Calculator⁸, a standardized online calculator that can be used by communities across BC to determine their housing needs. Data is sourced from publicly available data sources that can be applied to communities at various scales. There are six components (Components A-F) of housing need that are required in the updated HNR:

- A. The number of housing units needed for households in extreme core housing need.
- B. The number of housing units needed for individuals experiencing homelessness.
- C. The number of housing units needed for suppressed households.
- D. The number of housing units needed for anticipated household growth.
- E. The number of housing units required to increase the rental vacancy rate to 3%.
- F. The number of housing units that reflects additional local housing demand (the "demand buffer"). *This component is used only for municipalities, not regional districts or electoral areas.*

Further detail about each component is provided in the respective section from 4.2 through 4.7 and in the Technical Guidelines for Housing Needs Reports.⁹

4.2 EXTREME CORE HOUSING NEEDS

Extreme core housing need (ECHN), as defined by Statistics Canada, refers to private households that are below thresholds for housing adequacy, affordability, or suitability. Households are considered to be in

⁷ Guide to Requirements for Housing Needs Reports (June 2024). <https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for->

⁸ BC HNR Calculator. <https://hart.ubc.ca/bc-hnr-calculator/>

⁹ BC Ministry of Housing (2024), Guidelines for Housing Needs Reports – HNR Method Technical Guidance. https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/hnr_method_technical_guidelines.pdf



extreme core housing need if they spend 50% or more of their total pre-tax income to pay the median rent for adequate housing in their community.

The number of housing units needed to address ECHN was determined by examining the rate of households in extreme core housing need over the four most recent census years of 2006, 2011, 2016, and 2021. Both owner households and renter households were considered.

Across all census years, there were no households in Port Edward in extreme core housing need. Therefore, zero housing units are needed to address extreme core housing need.

4.3 HOMELESSNESS

Homelessness represents the number of housing units needed for individuals experiencing homelessness. The calculation for the number of units for people experiencing homelessness (PEH) is based on homelessness rates in the local regional district. This component calculates the number of housing units needed to house all local PEH over a 5-year and 20-year period.

Addressing homelessness is important in housing needs calculations as people experiencing homelessness (PEH) are a vulnerable demographic that is not typically captured well in data sources. Port Edward lacks social support for PEH, with no shelters or transitional housing available. Possibly due to this, there are few PEH in Port Edward.

While there has been no recent Point-in-Time Count (PiT) for Homelessness in Port Edward, there was a count done in 2023 in Prince Rupert.¹⁰ The 2023 PiT count identified 146 people experiencing homelessness (PEH) in Prince Rupert.

The 20-year unit need to address homelessness is calculated using the Province's Integrated Data Project (IDP), which provides data on PEH as a complement to the PiT counts. To be included in IDP counts, individuals must have received income assistance (i.e., BC Employment Assistance) and had no fixed address for three consecutive months or have stayed in a BC Housing-affiliated shelter for at least one night, or both. Due to this, the actual number of people experiencing homelessness could be greater than what is reflected in the calculations. For example, people who are couch surfing would not be reflected in the PEH numbers.

The PEH for Port Edward is based on a proportion of the total number of PEH estimated for NCRD. The population of Port Edward as a percentage of the total regional district population is used to estimate the proportion of PEH. Approximately 2.47% of the NCRD's population resides in Port Edward. As of 2021, there were 199 people experiencing homelessness in the NCRD. It is estimated that 2.47%, or 4.92 people, are located in Port Edward. Based on this estimate, 4.92 new housing units are needed over the next 20 years to address the needs of people experiencing homelessness.

¹⁰ Homelessness Services Association of BC, 2023 Report on Homeless Counts in BC.
<https://www.bchousing.org/sites/default/files/media/documents/2023-BC-Homeless-Counts.pdf>



Table 4.1 shows the 20-year housing needs to address PEH households based on the regional and local populations and the regional homelessness rate.

Table 4.1: Units to Meet Needs of PEH (20 Years)

NCRD Population	Port Edward Population	% of NCRD	Regional PEH	Proportional Local PEH
17,990	445	2.47%	199	4.92
Total New Units to Homelessness Needs- 20 years				4.92

4.4 SUPPRESSED HOUSEHOLD FORMATION

Suppressed household formation refers to the number of people who would like to have their own home but cannot because there are no homes in the community that are affordable and/or suitable for them. Suppressed household formation is estimated using 2006 household headship rates by age group. The year 2006 is utilized as the baseline because it precedes the economic downturn of 2008, subsequent market restructuring, and the market growth (along with decreasing vacancy rates) that commenced in 2014.

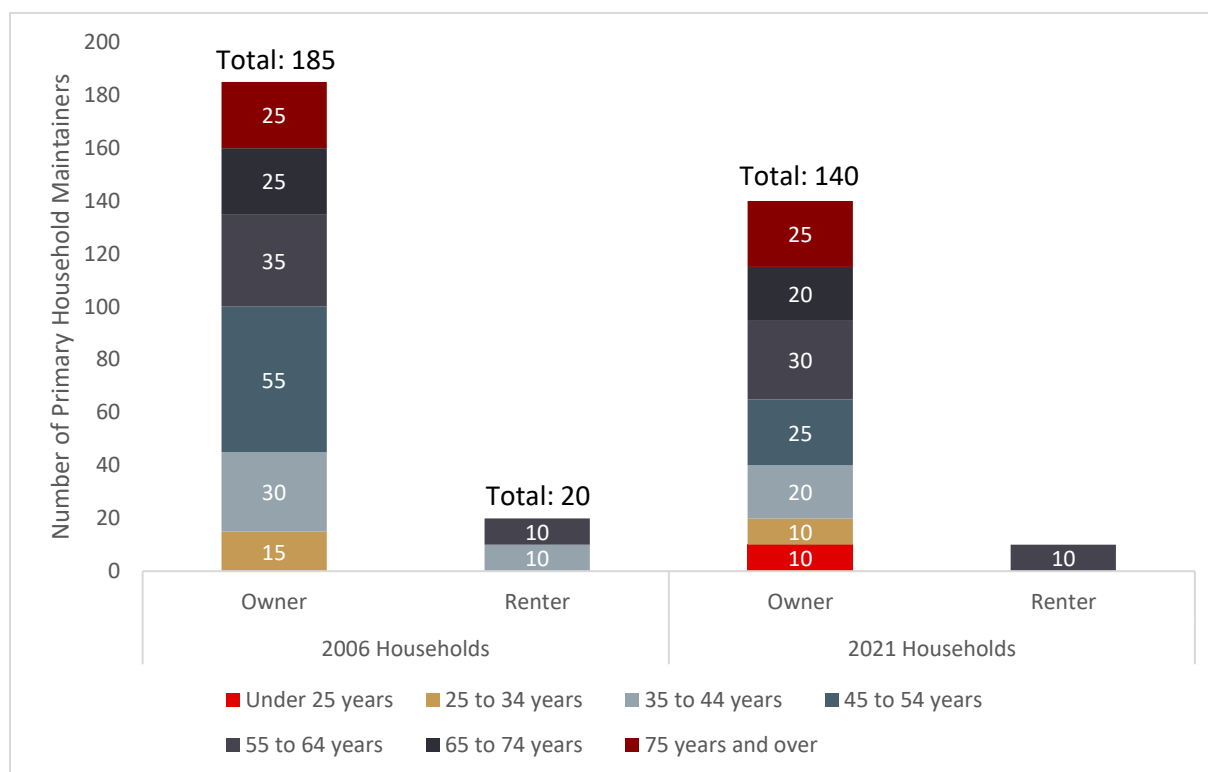
Household headship rates for 2006 are compared to 2021 census data to estimate how many additional households may have formed under more favourable housing conditions. This component calculated the number of units needed to address suppressed household formation over a 20-year period.

Examples of suppressed households include young adults who cannot afford to move out of their parents' homes, or elderly people who move in with their adult children because they cannot access suitable and affordable homes that meet their needs. It should be noted that due to the small population of Port Edward, small changes in the number of owners or renters, perhaps due to reasons unassociated with the housing market, could easily influence the data used to indicate suppressed household formation. For example, if older residents pass away and leave their homes to younger relatives, the proportion of younger household maintainers could increase significantly.

Between 2006 and 2021, the number of owners and renters in Port Edward decreased by 24% and 50% respectively. In 2006, the largest proportion of household maintainers were in the 45-54 age category representing 30% of all household maintainers, and in 2021 the 55-64 age category made up the largest proportion of household maintainers at 21%. From 2006 to 2021 the number of renters decreased by half. This decrease in the number of renters between 2006 and 2021 may be due to household suppression, where new renters were not able to enter the market due to factors such as affordability or lack of supply. Data suppression of any numbers under 10 by Statistics Canada may have also impacted the number of household maintainers visible for each rental age category.

Figure 4.1 summarizes the number of primary household maintainers by age cohort and tenure for 2006 and 2021.

Figure 4.1: Households by Age of Primary Household Maintainer (2006 and 2021)



Comparing the headship rates from 2006 and 2021 provides insight into the age categories and tenure most susceptible to household suppression between 2006 and 2021. Generally, with the pressure on the housing market due to the recession and stabilization after 2008, the age of household maintainers, particularly in the owner category, was expected to increase. In general, it became more difficult for people of all ages, but particularly the young, to establish their own household. The numbers show that this pattern was not visible in Port Edward as noticeably as it may have been in other jurisdictions. In 2021, almost a quarter of the 15 to 24 age category in Port Edward maintained an owned unit, as opposed to 2006 when there were no owners in this age group. The headship rate for owned units for the 25 to 34 age category significantly decreased however between 2006 and 2021, suggesting that some individuals of this age were unable to purchase housing.

A greater proportion of residents aged 45 to 54 maintain an owned unit in 2021 compared to 2006, however there are no renters in this age category in 2021. Headship rates for the 55 to 64 age category increased between 2006 to 2021 by 10.7% for owners and 5.7% for renters, indicating a more typical pattern of headship change between 2006 and 2021. Seniors aged 75+ had a 6.9% decline in headship rate of owned units between 2006 and 2021 due to increasing headship in other age categories.

Table 4.2 shows the 2006 and 2021 headship rates.

Table 4.2: 2006 and 2021 Headship Rates

Age Categories – Household Maintainers	2006 Headship Rate		2021 Headship Rates	
	Owner	Renter	Owner	Renter
15 to 24 years	0.0%	0.0%	22.2%	0.0%
25 to 34 years	33.3%	0.0%	18.2%	0.0%
35 to 44 years	26.1%	8.7%	33.3%	0.0%
45 to 54 years	57.9%	0.0%	35.7%	0.0%
55 to 64 years	43.8%	12.5%	54.5%	18.2%
65 to 74 years	62.5%	0.0%	44.4%	0.0%
75 years and over	62.5%	0.0%	55.6%	0.0%

Suppressed households are the gap between the actual households that formed in 2021 and potential households that could have formed if headship rates resembled those of 2006, before market forces made it more difficult for people to become household maintainers in their own homes. The gap is determined by comparing the 2021 census households to estimated potential households for each age cohort and tenure.

In 2021, there are 8.33 suppressed households among maintainers aged 25-34, indicating that this many owned units were not able to form due to the housing market conditions. For maintainers aged 35-44, there is a notable shift; while there are 4.35 more owners compared to 2006, there are also 5.22 fewer renters. This change leads to a net need of 0.87 new units to address the suppressed households within this age group.

For maintainers aged 45-54, there are 15.53 suppressed households, indicating a significant housing gap. For those aged 65-74, the need is 8.12 units, while maintainers aged 75 and older require 3.12 new units.

In total, 35.98 new units are needed to address suppressed housing needs over the next 20 years, highlighting the demand for more housing across different age groups in the community.

Table 4.3 shows the 2021 potential households matched against the 2021 households to calculate the suppressed households.

Table 4.3: 2021 Suppressed Household Needs

Age Categories- Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0	0	10	0	-10	0	0
25 to 34 years	18.33	0	10	0	8.33	0	8.33
35 to 44 years	15.65	5.22	20	0	-4.35	5.22	0.87
45 to 54 years	40.53	0	25	0	15.53	0	15.53
55 to 64 years	24.06	6.88	30	10	-5.94	-3.12	0
65 to 74 years	28.12	0	20	0	8.12	0	8.12
75 years and over	28.12	0	25	0	3.12	0	3.12
Total New Units to Meet Suppressed Housing Need - 20 years							35.98



4.5 ANTICIPATED HOUSEHOLD GROWTH

Anticipated household growth (AHG) quantifies the additional housing units required to accommodate an increasing population over twenty years. To calculate this growth, data is drawn from the BC Stats household projections and two 20-year growth scenarios are developed:

- The Local Household Growth scenario uses household growth projections for the applicable municipality to determine the number of housing units needed.
- The Regionally Based Household Growth scenario takes the applicable municipalities or electoral areas' number of households from the most recent census report and applies the projected 20-year regional household growth rate (%), to determine the number of housing units needed.

The average of the two scenarios is taken as the new units required for AHG for housing needs calculations. Trends in household size and projected household size also impact the projected number of households over 20 years. As the size of households decreases, the number of homes needed for the same population size will increase.

In regards to local growth, the number of households in Port Edward from the 2021 census is compared to the BC Stats projection for 2041. This comparison reveals that Port Edward will need 11 new housing units to meet local growth demands.

The regionally based household growth methodology indicates an anticipated 20-year growth of 9.46%. The regional growth of 9.46% is applied to the 2021 household count in Port Edward, indicating that an additional 16.09 units will be necessary based on regional trends over the next 20 years.

To arrive at the true AHG, the average of the new units needed from both the local and regional growth scenario is calculated. This analysis concludes that Port Edward will require 13.55 new units to adequately address AHG over the next two decades.

Table 4.4 shows the projected household growth based on the local growth and regionally based growth scenarios and the new units needed to address household growth over the next 20 years.

Table 4.4: Projected Household Growth

Growth Scenarios	Regional	Households		New Units
	Growth Rate	2021	2041	
Local Household Growth	n/a	170	181	11
Regionally Based Household Growth	9.46%	170	186.09	16.09
Scenario Average				13.55
Total New Units to Meet Household Growth Needs - 20 years				13.55

4.6 RENTAL VACANCY RATE

To maintain a healthy rental housing market, a Rental Vacancy Rate Adjustment (RVRA) adds surplus rental units when current rates fall below the desired 3%. Typically, vacancy rates between 3% and 5% indicate a healthy and well-functioning rental housing market. The RVRA calculation uses Primary Rental



Market Vacancy Rate data from CMHC for each applicable municipality, if available. Port Edward does not have its own Primary Rental Market Vacancy Rate, so the provincial Primary Rental Market Vacancy Rate is used for calculating the number of units needed to meet a 3% vacancy rate.

As provided by CMHC, the provincial vacancy rate of 1.4% has been used to estimate rental vacancy in Port Edward, which means the occupancy rate is 98.4%. This may be fairly accurate, as the vacancy rate for Prince Rupert as of October 2023 is 1.9%.¹² The number of rental households is divided by both the target and local occupancy rates. This provides an estimate of the total number of rental units needed, including both occupied and vacant units, to meet the target vacancy rate of 3%.

To determine the total new units required to achieve a healthy rental vacancy rate of 3% over the next 20 years, the estimated number of local units is subtracted from the target estimated units. The result indicates that Port Edward will need approximately 0.33 new unit, to maintain a healthy vacancy rate over the next twenty years.

Table 4.5 shows the rental units needed to achieve a 3% vacancy rate.

Table 4.5: Rental Units Required to Achieve Target Vacancy Rate

	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	20	20.62
Local Vacancy Rate	1.40%	98.60%	20	20.28
Total New Units to Achieve 3% Vacancy Rate - 20 years				0.33

4.7 DEMAND BUFFER

“Demand buffer” is a calculated number of housing units needed to address additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. The demand buffer is designed to better account for the number of units required to meet “healthy” market demand in different communities. Accounting for additional local demand helps to address the needs of households which require or prefer housing with certain characteristics (e.g., housing location, unit size, transportation options, or amenities), thereby reducing pressure in the housing system.

BC Stats projections estimate a demand factor of 1.49 in Port Edward based on additional local demand, housing density, and housing prices. Based on the demand factor, Port Edward may experience additional local demand that could multiply local housing needs. Examples of such demand include growing families needing more space, households wanting to be closer to employment and educational opportunities, and seniors wishing to downsize while staying within their current communities. Based

¹² Canada Mortgage and Housing Corporation, Housing Market Information Portal. [www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/5947012/4/Prince Rupert](http://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/5947012/4/Prince%20Rupert)



on the previously calculated housing needs from Components A, B, C, and E (Anticipated Household Growth is not included), the number of housing units needed to address the demand buffer is 61.34 units.

Table 4.6 shows the new units needed to address the demand buffer over the next 20 years.

Table 4.6: Units Needed to Address Local Demand Factor

Component	Result
A. Extreme Core Housing Need	0
B. Persons Experiencing Homelessness	4.92
C. Suppressed Household Formation	35.98
E. Rental Vacancy Rate Adjustment	0.33
Subtotal	41.24
Demand Factor	1.49
Total New Units to Address Demand Buffer - 20 years	61.34

4.8 SUMMARY

The total number of new units needed over the next 20 years is the sum of the housing needs for each component, rounded to the nearest whole number. There will be 40 new housing units needed in five years, and a total of 116 new units needed to meet the 20-year needs in Port Edward.

Table 4.7 summarizes the 5-year and 20-year housing needs in Port Edward.

Table 4.7: 5-Year and 20-Year Housing Needs

Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	0	0
B. Persons Experiencing Homelessness	2.46	4.92
C. Suppressed Household Formation	8.99	35.98
D. Anticipated Growth	13.37	13.54
E. Rental Vacancy Rate Adjustment	0.08	0.34
F. Additional Local Demand	15.34	61.34
Total New Units – 5 years	40	N/A
Total New Units – 20 years	N/A	116



5.0 RECOMMENDATIONS

Based on the housing needs calculated in Section 4.0, the following recommendations are made to meet these needs:

- In alignment with provincial legislation, the district must update the Zoning Bylaw to ensure residential zones can accommodate the 20-year need of 116 additional residential units.
- The 2025 Official Community Plan update should engage the community on types of housing needed.
- The District of Port Edward should consider developing or encouraging the development of accessible seniors' housing. This could encompass independent housing designed for seniors, featuring minimal or no stairs, wide entrances and hallways, and accessible bathroom amenities.
- Opportunities to incentivize higher density residential developments should be explored.
- The district should continue to encourage the development of affordable housing, especially rental housing.
- The district should support the development of medium and high-density housing in close proximity to public transportation and other daily needs such as workplaces, schools, and commercial areas.
- The district should continue to support the Alder Avenue development.
- The district should continue to support the affordable housing development on Sunset Drive.

To meet its future housing needs, the District of Port Edward should update zoning regulations, engage the community in planning discussions, and focus on diverse housing options, including accessible units for seniors and higher density developments. By prioritizing affordable rental housing and supporting strategic projects, the district can effectively address the needs of the local population.



APPENDIX A: HOUSING NEEDS CALCULATOR TABLES



Component A: Extreme core housing need calculation

Table 1a) Total number of households				
Including both households assessed for core housing needs and households not assessed for CHN				
Port Edward DM (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	190	150	135	145
Renters	30	55	45	20
	220	205	180	165

Table 1b) Households in Extreme Core Housing Needs in historical Census years									
Port Edward DM (CSD, BC)									
	2006		2011		2016		2021		
Extreme Core Housing Need	#	% of total	#	% of total	#	% of total	#	% of total	Average ECHN Rate
Owners with a mortgage	n/a		n/a		n/a		0	0.00%	0.00%
Renters	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%

Table 2 - Calculated Housing Needs for Component A			
Port Edward DM (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	145	n/a	n/a
Owners with a mortgage		0.00%	0
Renters	20	0.00%	0
Total New Units to Meet ECHN - 20 years			0

Component B: Housing units and homelessness

Table 3 Homes required to meet need of existing PEH households
Port Edward DM (CSD, BC)

Port Edward DM (CSD, BC)				
		Local Population		
Regional Population	#	% of region	Regional PEH	Proportionate Local PEH
17,990	445	2.47%	199	4.92
Total New Units to Homelessness Needs - 20 years				4.92

Component D: Household Growth

Table 9 Household projections for the Regional District

Regional District Projections	2021	2041	Regional Growth Rate
Households	7,660	8,385	9.46%

Table 10 Projected Household Growth

Port Edward DM (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	170	181	11
Regionally Based Household Growth	9.46%	170	186.09	16.09
Scenario Average				13.55
Total New Units to Meet Household Growth Needs - 20 years				13.55

Component E: Housing units and rental vacancy rate

Table 11 Rental Units Required to Achieve Target Vacancy Rate
Port Edward DM (CSD, BC)

Port Edward DM (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	20	20.62
Local Vacancy Rate	1.40%	98.60%		20.28
Total New Units to Achieve 3% Vacancy Rate - 20 years				0.33

Component F: Housing units and demand (the “demand buffer”)

Table 12 Demand Buffer based on local demand factor

Port Edward DM (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	0
B. Persons Experiencing Homelessness	4.92
C. Suppressed Household Formation	35.98
E. Rental Vacancy Rate Adjustment	0.33
Total	41.24

Total 5-year and 20-year housing need HNR Calculator

Port Edward DM (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	0	0
B. Persons Experiencing Homelessness	2.46	4.92
C. Suppressed Household Formation	8.99	35.98
D. Anticipated Growth	13.37	13.54
E. Rental Vacancy Rate Adjustment	0.08	0.34
F. Additional Local Demand	15.34	61.34
Total New Units – 5 years	40	
Total New Units – 20 years		116