

District of Port Edward Housing Needs Assessment



Final Report

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prepared by



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EXECUTIVE SUMMARY

The District of Port Edward (Port Edward) recognizes that it has a social and practical responsibility to address local housing needs on behalf of its community and that access to secure, appropriate and affordable housing is not only a basic requirement for all people but also an essential component of an inclusive, dynamic and sustainable community. This report focuses on “need and demand” for housing in the Port Edward area and contains the following information:

- A description of a wide range of factors that influence the housing market;
- A identification of groups who are least able to access suitable, affordable housing;
- A commentary on gaps and issues in the market and non-market sectors; and
- Recommendations on how to address the identified housing gaps.

The Housing Needs Assessment was developed through a series of community stakeholder interviews conducted in the Fall 2019, a public survey conducted in the Fall 2019 and through the analysis of local housing market conditions. Although some of the data is specific to the District of Port Edward throughout the report, a large component is reported on a Census Agglomeration (CA) basis, which includes Prince Rupert and Port Edward as well as data findings reported on the Prince Rupert Local Health Authority. In addition, 2011 Port Edward data for income was included as part of the National Household Survey, which is not available through Statistics Canada due to an unreliable return rate for small communities, such as Port Edward.

Through the above analysis, the following key findings were identified:

- According to Census data there had been no new housing construction in Port Edward between 2006 and 2016, however District of Port Edward Building Permit data indicates that two new modular homes and 8 new seniors housing units have been built in the District between 2016 and 2019.
- The housing stock is predominately single-detached homes;
- From 2006 to 2016, median household income levels increased by 15.8% from \$23,429 to \$27,136;
- The average estimated value price for single-detached homes in Port Edward had risen from \$120,911 in 2006 to \$182,761 in 2011. In comparison the average estimated value price for single-detached homes in Prince Rupert had also risen from \$167,397 in 2006 to \$208,422 in 2011.

Key Groups Facing Challenges in Port Edward's Housing Market

Research identified two sub-population groups that have the greatest challenges in finding suitable and affordable housing in Port Edward:

- **Seniors:** Demographic data indicates that the Port Edward area is aging and seniors are a group that can be particularly vulnerable when it comes to housing and housing affordability. Port Edward's aging population can be related to national trends across Canada, as baby-boomers age into higher age brackets.
- **Low-Income Families:** Based on analysis of the data, low and fixed income families are among those most challenged to find suitable, adequate and affordable housing. Of notable significance are lone parent families who, according to the data analyzed, are at the greatest risk of suffering from the impacts of unaffordable housing, with 36% of this census family type being low-income in the Prince Rupert (CA) area in 2016 which is the highest percentage rate compared to other census families in the area.

Main Housing Gaps

Four main housing gaps cross over the private and non-market housing sectors:

1. **Non-Market and Market Rental Seniors Housing**
2. **Market Rental Housing**
3. **Non-Market Rental Housing**
4. **Need for Greater Market Housing Diversity**

Recommendations have been provided by way of guidance for the District of Port Edward to consider in evaluating the range of potential housing alternatives available to address the needs that have been identified.

1.0 INTRODUCTION

In 2019, the District of Port Edward consulted with L&M Engineering in an effort to create a Housing Needs Assessment. The effort involved a review of the 2015 Port Edward Housing Action Plan, review of existing housing policies and an analysis of the existing housing inventory. The Housing Needs Assessment offers specific guidelines for adjustments to Port Edward's housing approaches and also identifies and analyses demographic and economic trends that affect the demand for housing. In addition the assessment defines the supply and demand characteristics of the District's housing market.

1.1 Purpose of the Study

The purpose of the study is to ensure that the District of Port Edward is prepared to meet the needs of current and future residential demand at all ends of the economic spectrum. District Council has instructed staff to research and explore policies to address Port Edward's changing housing needs, including affordable housing and this Housing Needs Assessment is intended to provide baseline data of Port Edward's current housing availability, suitability and affordability across the entire housing continuum from basic shelter to market housing. The Housing Needs Assessment will be used as a tool to provide staff and Council with a clear understanding of the District's housing needs in order to provide data and background information for housing related policy, provide clear and concise data for staff to reference when speaking with potential partners, non-profit housing providers and developers regarding what form of housing is needed. In addition, it will also be used as background documentation when the District or other housing related organizations are applying for grant funding.

1.2 Methodology

The methodology used to develop this Housing Needs Assessment involved assembling and analyzing relevant data, as well as interviewing community stakeholders and leveraging participation from local residents on their thoughts on the current housing situation by way of an online public survey. Determining the need and demand for housing has been framed by BC Housing's *Housing Need and Demand Study Template*, which focuses on obtaining both quantitative and qualitative sources of information to offer an insight into the local housing need.

The primary source for quantitative data that is presented in the Housing Needs Assessment has been obtained from the 2006, 2011 and 2016 Statistics Canada data, BC Stats and the Canada Mortgage and Housing Corporation (CMHC). A rental market survey was also conducted which reviewed online sources such as Craigslist and Kijiji and print news for rental listings within the District.

In order to provide additional context to the statistics and data, qualitative data was obtained by collecting insights, observations and perspectives of community stakeholders and residents of

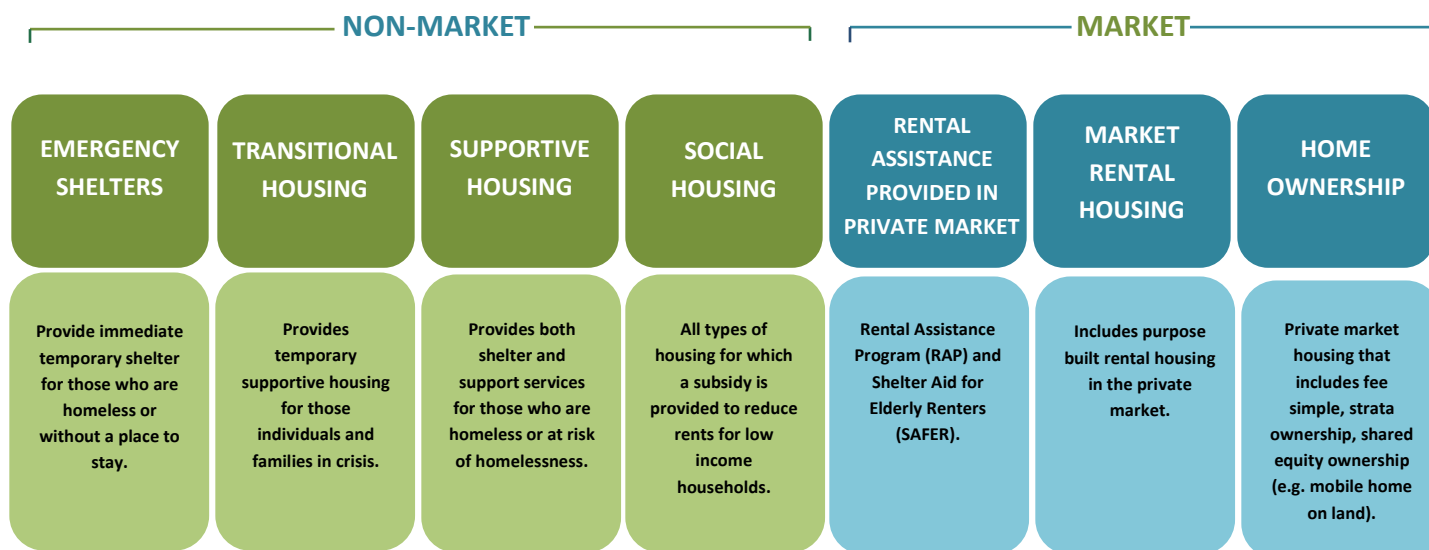
Port Edward. A series of one-on-one interviews were conducted in person and over the phone documenting key concerns related to housing in Port Edward. For those community stakeholders that were unavailable for an in person or over the phone interview an online questionnaire was provided for stakeholders to fill out at their discretion. A list of community stakeholders who participated in the Housing Needs Assessment can be found in Appendix C. In addition, an online public survey was conducted in order to provide an opportunity for local residents of Port Edward to participate in the Housing Needs Assessment (see Appendix B). Resident survey respondents represented 14 households, which represents 3% of the total population of Port Edward.

1.3 The Housing Continuum

The housing continuum provides a way of looking at the local housing market and the range of potential housing choices (market and non-market) that are available. As an illustration it has two purposes – to provide readers with an “at a glance” look at what housing planners use as a basis for analysis, and as a tool to identify gaps in Port Edward’s housing market. The non-market side of the continuum refers to housing that rents below market rents or prices and frequently includes housing that receives some form of rent assistance from other levels of provincial or federal government. This includes housing forms such as emergency shelter spaces, various forms of transitional and supportive housing, social housing or rent geared to income housing.

Moving along the continuum, rent supplements form a bridge across the non-market and market sides, with government assistance provided to individuals who are renting in the private market. The remaining tenures include rental and ownership housing in the private market which includes purpose built rental housing as well as the secondary rental market (basement suits) and a mix of ownership options including single detached housing as well as strata tenure developments. The Housing Continuum can be seen in Figure 1 below.

Figure 1 The Housing Continuum



2.0 COMMUNITY CONTEXT

The District of Port Edward is located within the North Coast Regional District and is approximately 15 kilometres south of the City of Prince Rupert via Highway 16 on British Columbia's north coast. Highway 16 extends along the northern portion of Port Edward providing direct access east to Terrace, Smithers and Prince George and is the main transportation corridor through north-west BC. The CN Rail main line travels the coast, along the Skeena River, throughout the townsite of Port Edward and services the main light industrial areas of the community.

The District of Port Edward adopted its most recent Official Community Plan (OCP) in 2013. The OCP identifies a number of policies to shape future growth within the community. For residential development policies, the OCP supports affordable and rental housing within the townsite and encourages the sale of District-owned land for residential development to include secondary suites and rental options. The OCP promotes the development of seniors housing in central locations with siting criteria similar to those required for multiple family developments and recognizes secondary suites and manufactured housing as an important source of affordable rental housing.

The District of Port Edward Zoning Bylaw permits a variety of detached and multiple family housing forms combined with manufactured and mobile dwellings. In addition, the District permits residential units in combination with commercial developments. In terms of accessory dwelling units, regulations allow for secondary suites in the rural, single-family and two-family residential zones, so long as the dwelling unit is wholly contained within the basement of the principal detached dwelling and is provided with a separate entrance from ground level.

Figure 2 Map of the District of Port Edward

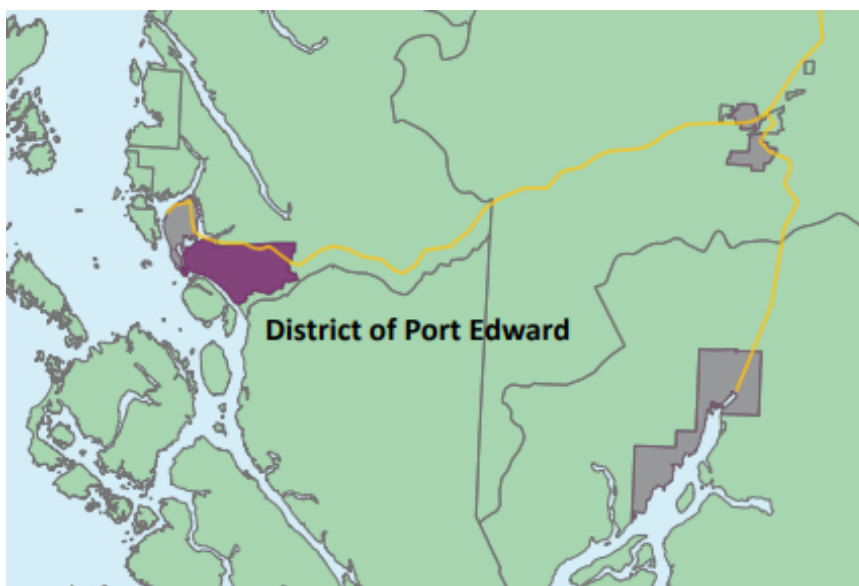


Figure 3 Map of Prince Rupert Census Agglomeration

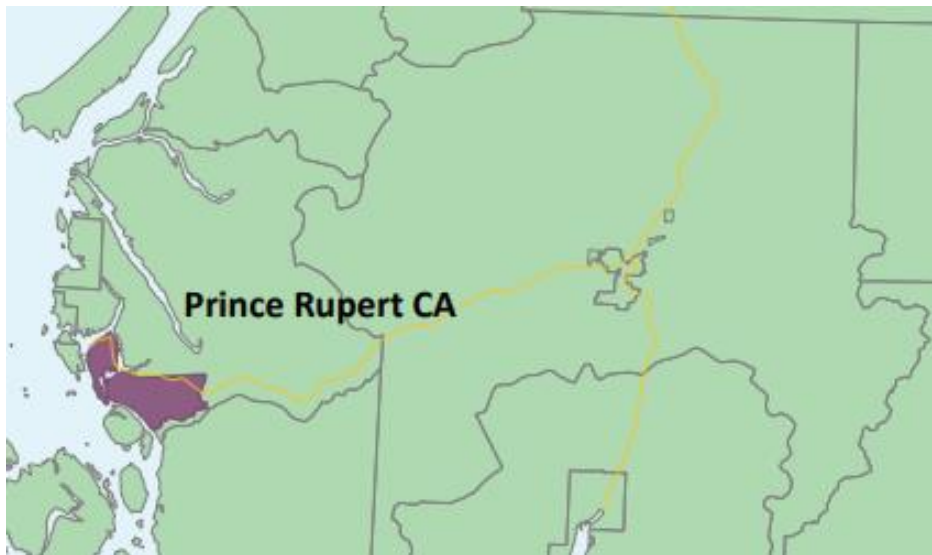
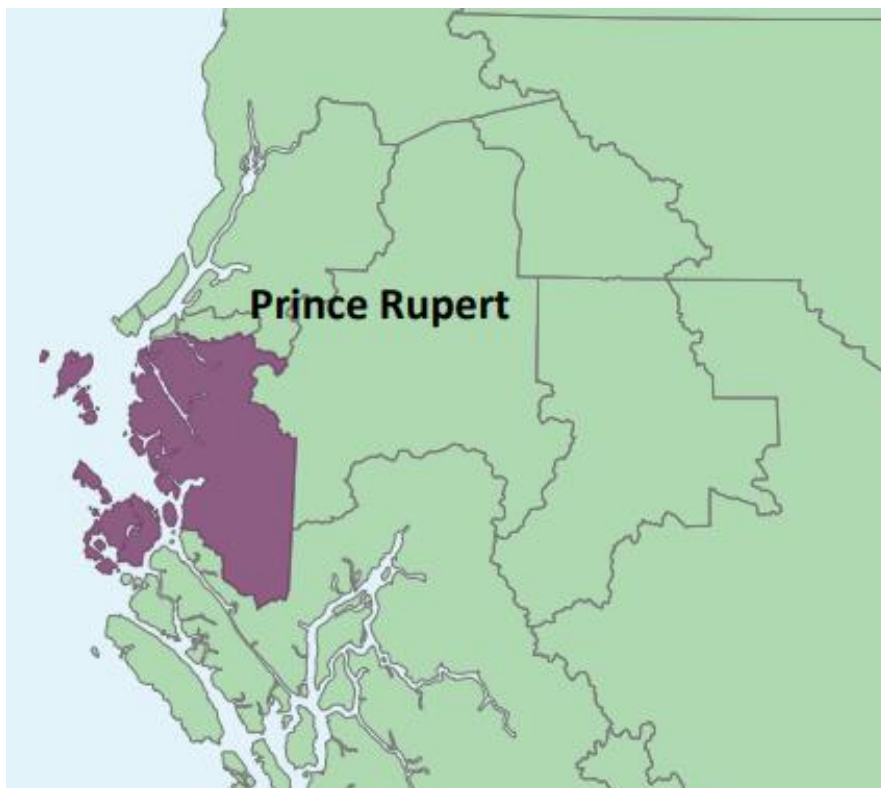


Figure 4 Map of Prince Rupert Local Health Authority



3.0 HOUSING INDICATORS

The housing indicators in this section have been compiled from a variety of data sources. Although some of the data is specific to the District of Port Edward, a large component is reported on a Census Agglomeration (CA) basis, which includes other Prince Rupert and Port Edward. In addition, other data is only available at the level of the Local Health Area (LHA).

Further to data limitations for Port Edward, the 2011 voluntary National Household Survey (NHS) replaced the previously mandatory long-form Census questionnaire. Due to the unreliable nature of a voluntary return, certain small communities, including Port Edward, are not rated as “statistically reliable” by Statistics Canada. In these cases, the 2011 NHS data has been suppressed by Statistics Canada and is inaccessible for reporting. Given the data challenges for Port Edward, findings for this report are inherently limited.

3.1 Population

As of the 2016 Statistics Canada Census, the total population of Port Edward was 467. As a whole, the population for Port Edward has experienced population declines in both 2006 and 2011 which has been reflected within the table below.

In comparison, the City of Prince Rupert and the North Coast Regional District have also experienced population declines in 2006 and 2011 which is consistent with the population trends of Port Edward. This decline in population can be attributed to the closure of numerous fishing canneries coupled with the closure of various mills throughout the region.

Table 1 Population Change, Port Edward, Prince Rupert, Region and B.C. (2006, 2011 & 2016)

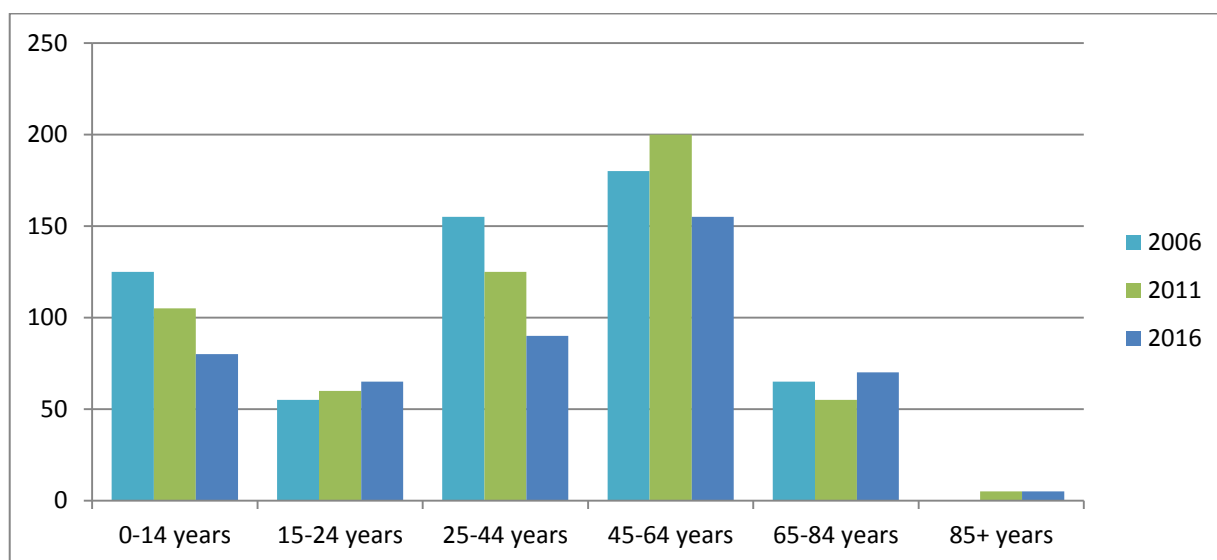
Community/Area	2006	2011	2016	Percentage Change 2006 -2011	Percentage Change 2011-2016
District Port of Edward	577	544	467	-5.7%	-14.2%
City of Prince Rupert	12,815	12,508	12,220	-2.4%	-2.3%
North Coast Regional District	19,644	18,784	18,133	-4.5%	-3.5%
Total B.C.	4,113,487	4,400,057	4,648,055	5.6%	7.0%

Source: Statistics Canada Community Profile (Census 2006, 2011, 2016)

3.2 Age Composition

According to the 2016 Census data, Port Edward has a greater portion of seniors when compared to the number of residents aged 45 – 84 years in 2011 and 2006. Between 2011 and 2016 there were substantial drops of residents aged 25 – 44 years and 0 – 14 years, which suggests that families may have left Port Edward to pursue employment opportunities elsewhere. The population of residents aged 65 – 84 years showed growth in 2016 compared to a population drop in this age group between 2006 and 2011.

Figure 5 Population by Age Group, Port Edward (2006, 2011 & 2016)



Source: Statistics Canada Community Profile (2006, 2011 & 2016)

In addition, Port Edward's median age has stayed consistent from 2006 to 2016 in comparison to the median ages in the region which has slightly increased from 2006 to 2011.

Table 2 Median Age, Port Edward, Prince Rupert, Region and B.C. (2006, 2011 and 2016)

Community/Area	2016	2011	2006
District of Port Edward	41.1	41.9	41.8
City of Prince Rupert	40.5	39.4	38.5
North Coast Regional District	41.4	45.0	38.4
Total B.C.	43.0	41.9	40.8

Source: Statistics Canada Community Profile (2006, 2011, 2016)

3.3 Population Projections

BC Stats prepares population estimates and projections at the Local Health Area (LHA) level. Due to Port Edward's population size, its projections have been included in the Prince Rupert Local Health Areas, illustrated on Table 3 below. Forecasts for the Prince Rupert Local Health Area predict that, while the total population shrinks by 4.0% between 2011 and 2026 and then rebounds to 2011 levels by 2036, growth of the 65+ populations will expand 73.0% by 2026 and 103.1% by 2036.

Having seniors grow from representing 12% to 25% of the overall population it is anticipated that this will transform various aspects of the Prince Rupert and Port Edward areas. This growth is particularly important in the context of housing, given that as people approach, begin and live through retirement, their housing needs and preferences tend to change.

Table 3 Projections of Population Growth by Age Group (2011, 2026 & 2036)

Age	2011	2026	2036	Nominal Change 2011 - 2036	Percent Change 2011 - 2036
0-4	902	738	726	-176	-19.5%
5-9	868	777	784	-84	-9.7%
10-14	921	765	805	-116	-12.6%
15-19	1065	821	789	-276	-25.9%
20-24	1001	733	739	-262	-26.2%
25-29	782	831	819	37	4.7%
30-34	852	922	811	-41	-4.8%
35-39	969	897	928	-41	-4.2%
40-44	990	803	1015	25	2.5%
45-49	1073	827	950	-123	-11.5%
50-54	1223	855	809	-414	-33.9%
55-59	1021	862	817	-204	-20.0%
60-64	864	921	842	-22	-2.5%
65-69	601	967	805	204	34.0%
70-74	420	717	801	381	91.0%
75-79	255	559	767	512	201.0%
80-84	212	330	488	276	130.0%
85+	162	282	490	328	202.0%
Total	14181	13607	14,185	4	0.0%

Source: B.C. Stats, P.E.O.P.L.E (2019)

4.0 ECONOMIC CONTEXT

4.1 Median Income of Individuals

According to Census results, the median income (pre-tax) of individuals residing in the District of Port Edward grew from \$23,429 to \$27,136 between 2006 and 2016 (an increase of 15.8%). This rate of increase is less than that seen in Prince Rupert. Port Edward data for 2011 is not available. Data collected for income was included as part of the National Household Survey, which is not available through Statistics Canada due to an unreliable return rate for small communities, such as Port Edward.

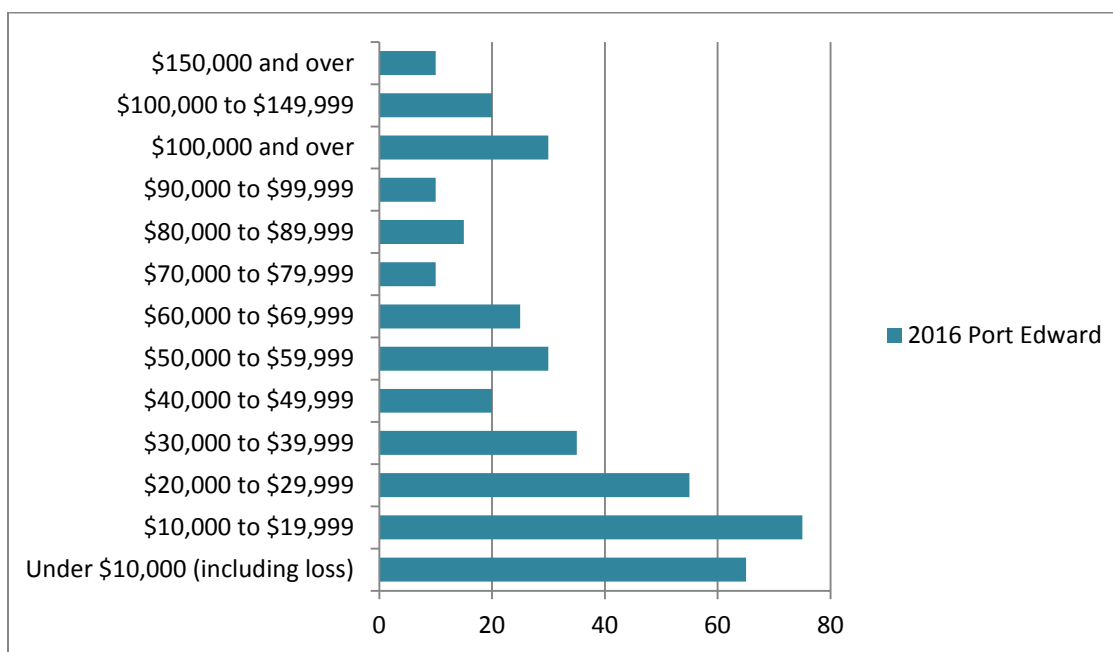
Table 4 Individual Median Income Port Edward (2006 & 2016)

Community/Area	2006	2015	% Change
District of Port Edward	\$23,429	\$27,136	15.8%
City of Prince Rupert	\$24,835	\$34,535	39%

Source: Statistics Canada Community Profile (Census 2006 & 2016)

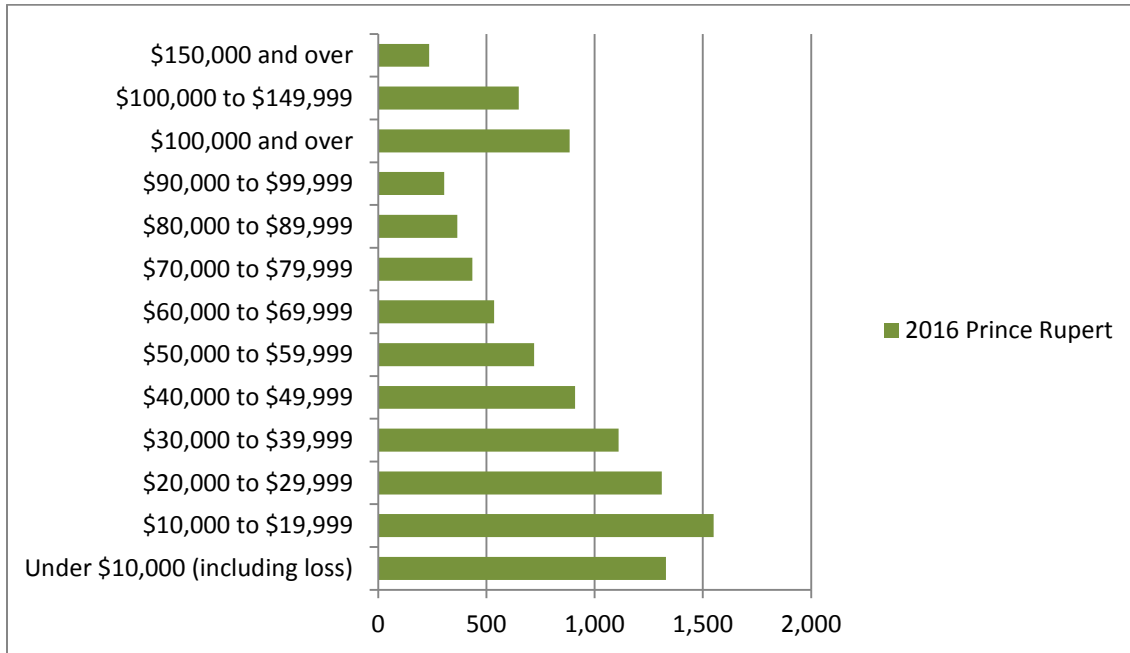
As illustrated on Figure 6, 75 individuals had incomes of \$10,000 to \$19,000 which represents the largest number of individuals within an income group for Port Edward in 2016. In comparison, Figure 7 illustrates the individuals by income group for Prince Rupert which indicates 1,550 individuals had incomes of \$10,000 to \$19,000 which represents the largest number of individuals within an income group for Prince Rupert in 2016.

Figure 6 Individuals by Income Group, Port Edward (2016)



Source: Statistics Canada Community Profile (Census 2016)

Figure 7 Individuals by Income Group, Prince Rupert (2016)



Source: Statistics Canada Community Profile (Census 2016)

4.2 Median Income of Economic Families

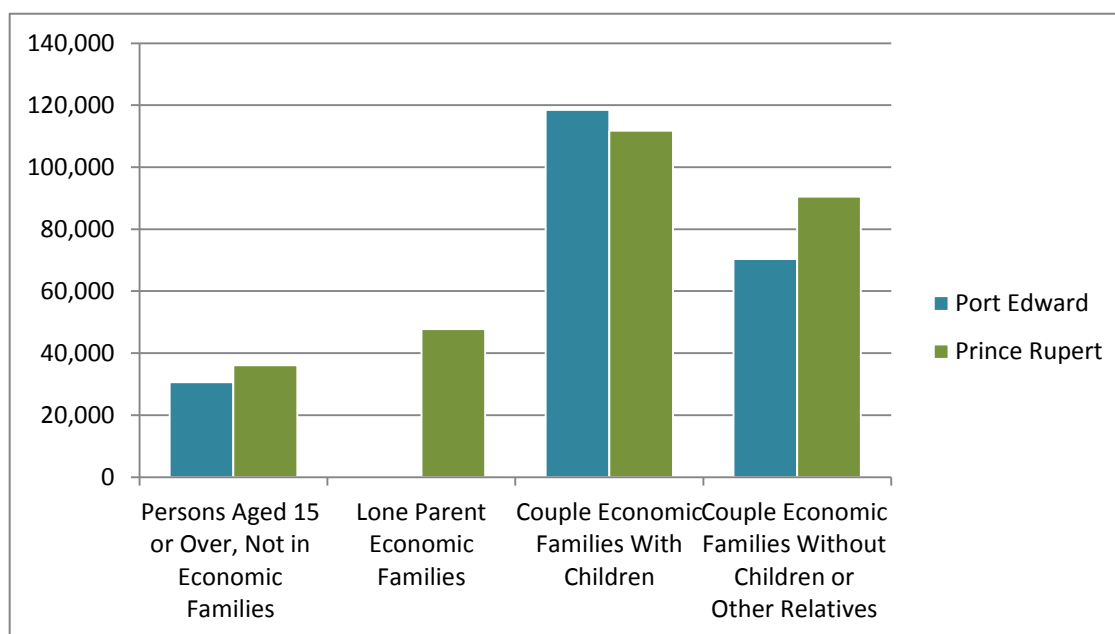
In 2016, Port Edward's median household income was \$78,848. This was slightly above the Prince Rupert median household income (\$93,835). The median income for an economic family¹ in Port Edward in 2016 was \$98,560. Of the various family types, couple economic families with children had the highest median income, at \$118,528, followed by couple economic families without children or relatives (\$70,400). Persons aged 15 or over, not in economic families fell far behind couple families with a median income of \$30,656.

In comparison, across all family types (and persons not in economic families) the median income for an economic family in Prince Rupert in 2016 was \$90,268 which is slightly lower than Port Edwards median income for economic families. Of the various family types, couple economic families with children had the highest median income at \$111, 808, followed by couple economic families without children (\$90,551), lone parent economic families (\$47,744) and persons aged 15 or over, not in economic families (\$36,122).

¹ 'Economic family' refers to a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage, common-law union, adoption or a foster relationship. A couple may be of opposite or same sex. By definition, all persons who are members of a census family are also members of an economic family.

Source: <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam011-eng.cfm>

Figure 8 Median Income of Economic Families, Port Edward & Prince Rupert (2016)



Source: Statistics Canada (2016)

4.3 Low Income Measures

According to the 2016 Census, low income thresholds are illustrated by the Low-Income Measure After Tax (LIM-AT) and the Low-Income Cut Offs, After Tax (LICO-AT) which are defined as follows:

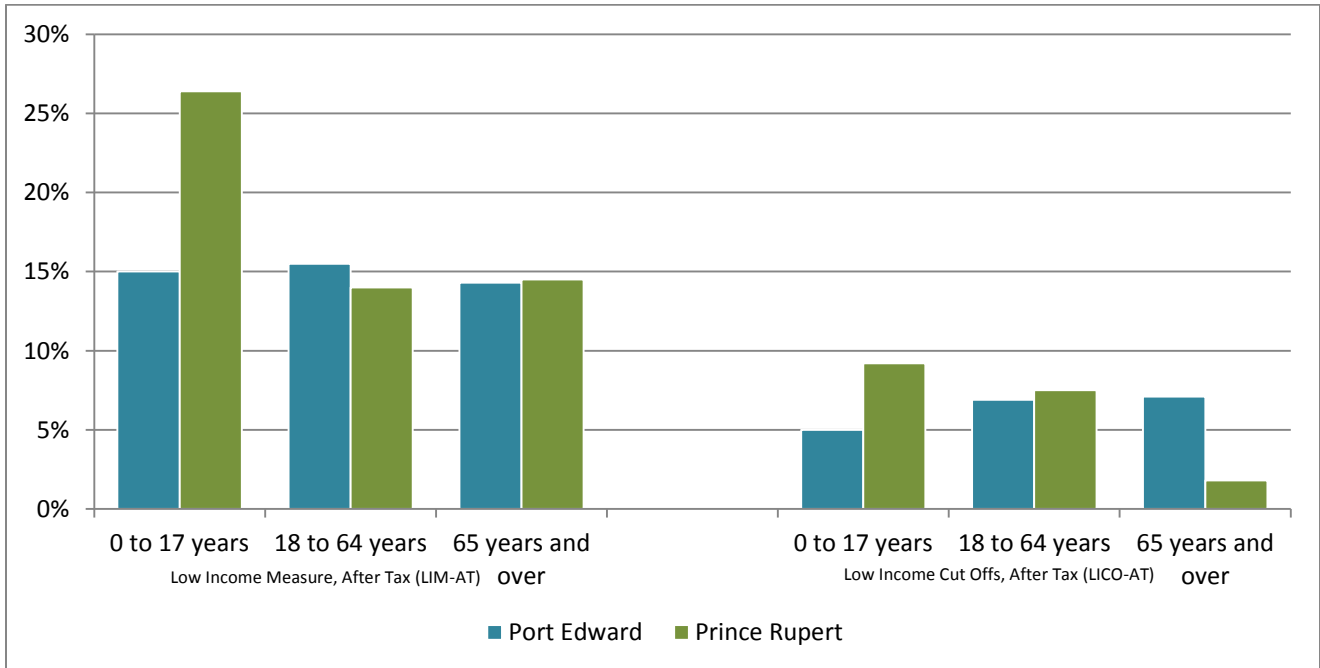
- LIM-AT: 50% of median adjusted after-tax income of households observed at the person level, where 'adjusted' indicates that a household's needs are considered².
- LICO-AT: Income thresholds below which economic families or persons not in economic families would likely have devoted a larger share of their after-tax income than average to the necessities of food, shelter and clothing (approximately 20% or more of their after-tax income)³.

Based on both measures, in Port Edward those aged 18 to 64 years were at slightly greatest risk of low income (15% based on LIM-AT and 7% based on LICO-AT) than the other age groups. Based on the both measure, those 17 years of age or younger in Prince Rupert were at a relatively high-risk level (26% based on LIM-AT and 9% based on LICO-AT).

² <https://www12.statcan.gc.ca/nhs-enm/2011/ref/dict/fam021-eng.cfm>

³ <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam019-eng.cfm>

Figure 9 Low Income Measures by Age Group, Port Edward & Prince Rupert (2016)

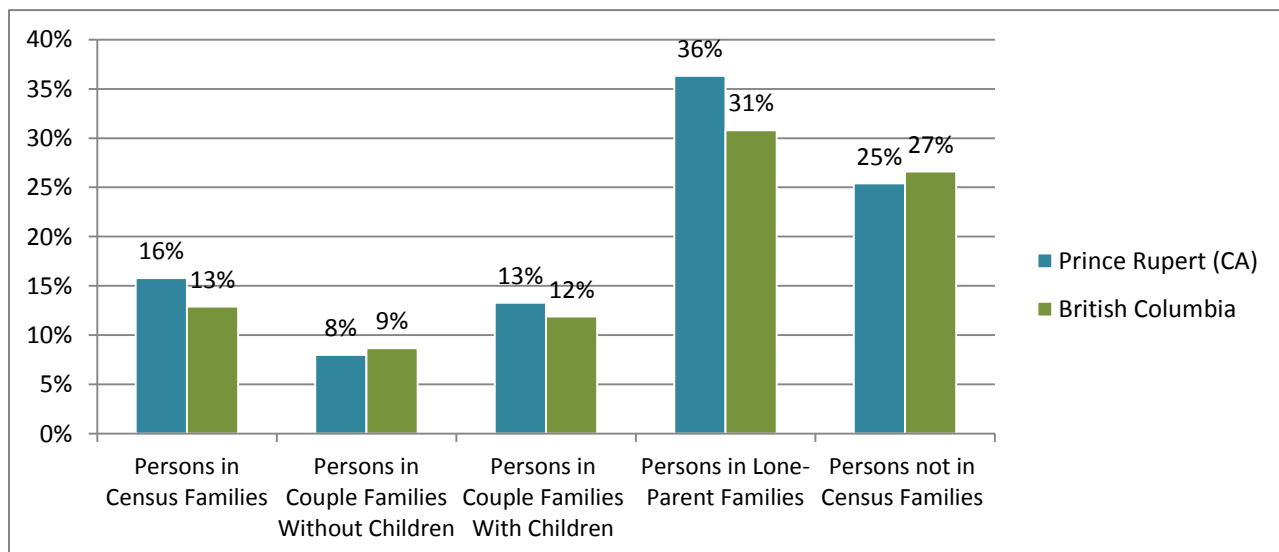


Source: Statistics Canada Community Profile (Census 2016)

4.4 Percentage of Persons Low-Income

According to 2016 Census data, 36% of persons in lone-parent families were considered to be low income as illustrated on Figure 10 below. This data is consistent with the trend for British Columbia as 31% of persons in lone-parent families were considered to be low income.

Figure 10 Percentage of Persons in Low Income by Census Family Type, Prince Rupert CA & B.C. (2016)



Source: Statistics Canada, Focus on Geography Series (Census, 2016)

4.5 Labour Force Characteristics

Table 5 below provides an illustration of selected characteristics of the District of Port Edward's labour force for the census years 2006 and 2016 in comparison with the City of Prince Rupert's labour force for the census years 2006 and 2016. Port Edward data for 2011 is not available. Data collection for labour force characteristics was included as part of the National Household Survey, which is not available through Statistics Canada due to an unreliable return rate for small communities, such as Port Edward.

Unemployment rates in Port Edward decreased dramatically between 2006 and 2016. In Prince Rupert generally, the unemployment was essentially unchanged between 2006 and 2016.

Table 5 Labour Force, Port Edward and Prince Rupert (2006 & 2016)

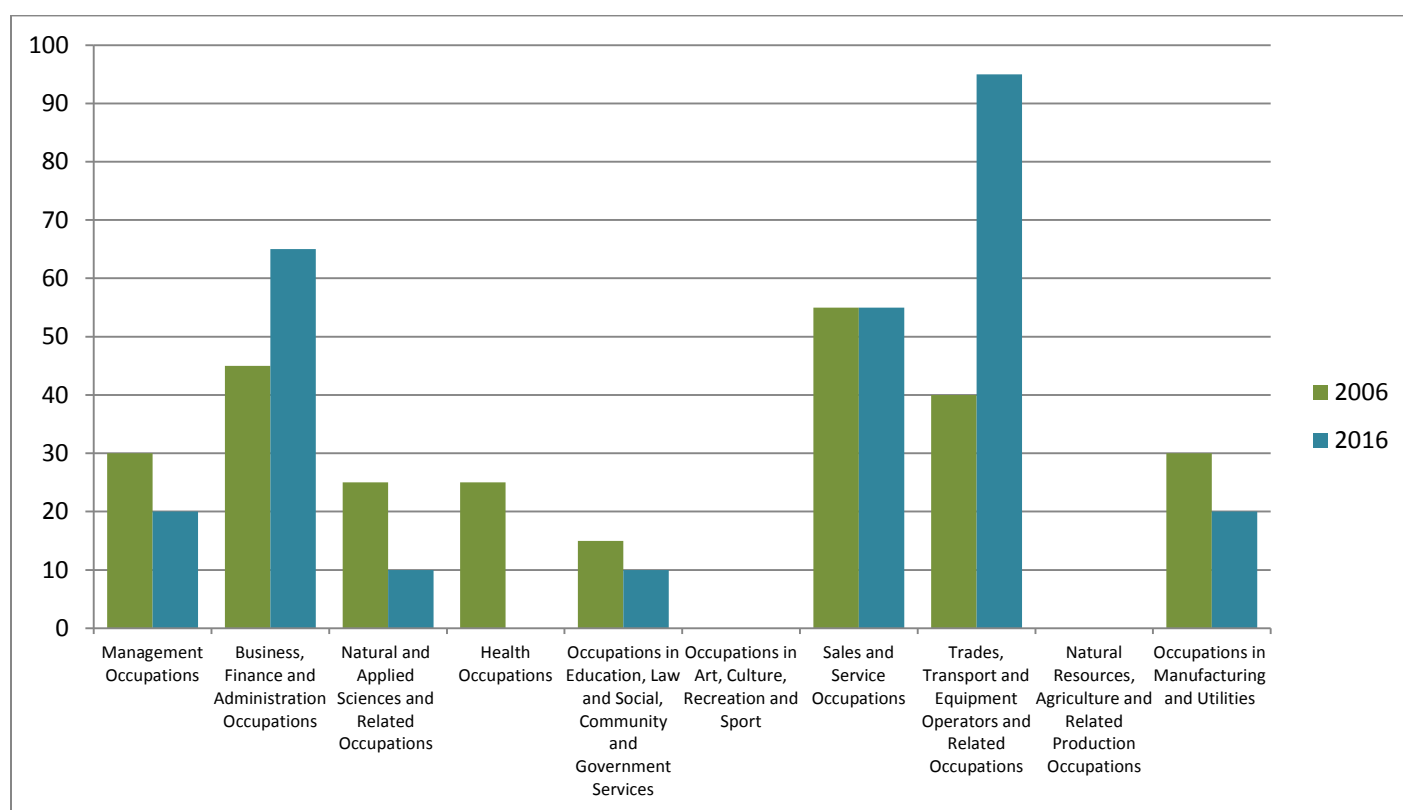
Characteristics	Port Edward 2006	Prince Rupert 2006	Port Edward 2016	Prince Rupert 2016
Total Population 15 years and over	435	10,175	430	9,790
Employed in the labour force	220	6,055	270	5,810
Unemployed in the labour force	60	895	20	840
Not in the labour force	155	3,220	135	3,140
Participation Rate (%)	64.4	68.3	67.4	67.9
Employment Rate (%)	50.6	59.5	62.8	59.3
Unemployment Rate (%)	21.6	12.9	6.9	12.6

Source: Statistics Canada (2006 & 2016)

4.6 Occupation by Industry

Figure 11 below provides an illustration of the residents of Port Edward's occupation by industry for the census years 2006 and 2016. Based on the 2016 Census data, the largest industry employer for those residing in Port Edward was trades, transport and equipment operators and related occupations (35%). In 2006 this industry represented 15% of the total experienced labour force. The increase of residents occupied by this industry can contribute to various major projects that have occurred in the Port Edward/Prince Rupert area in the last 10 years such as the Ridley Rail & Utility Corridor, the Ridley Terminal Expansion as well as the construction of the Westview Terminal.

Figure 11 Occupation by Industry, Port Edward (2006 & 2016)



Source: Statistics Canada Community Profile (Census 2006 & 2016)

5.0 HOUSING CONTEXT

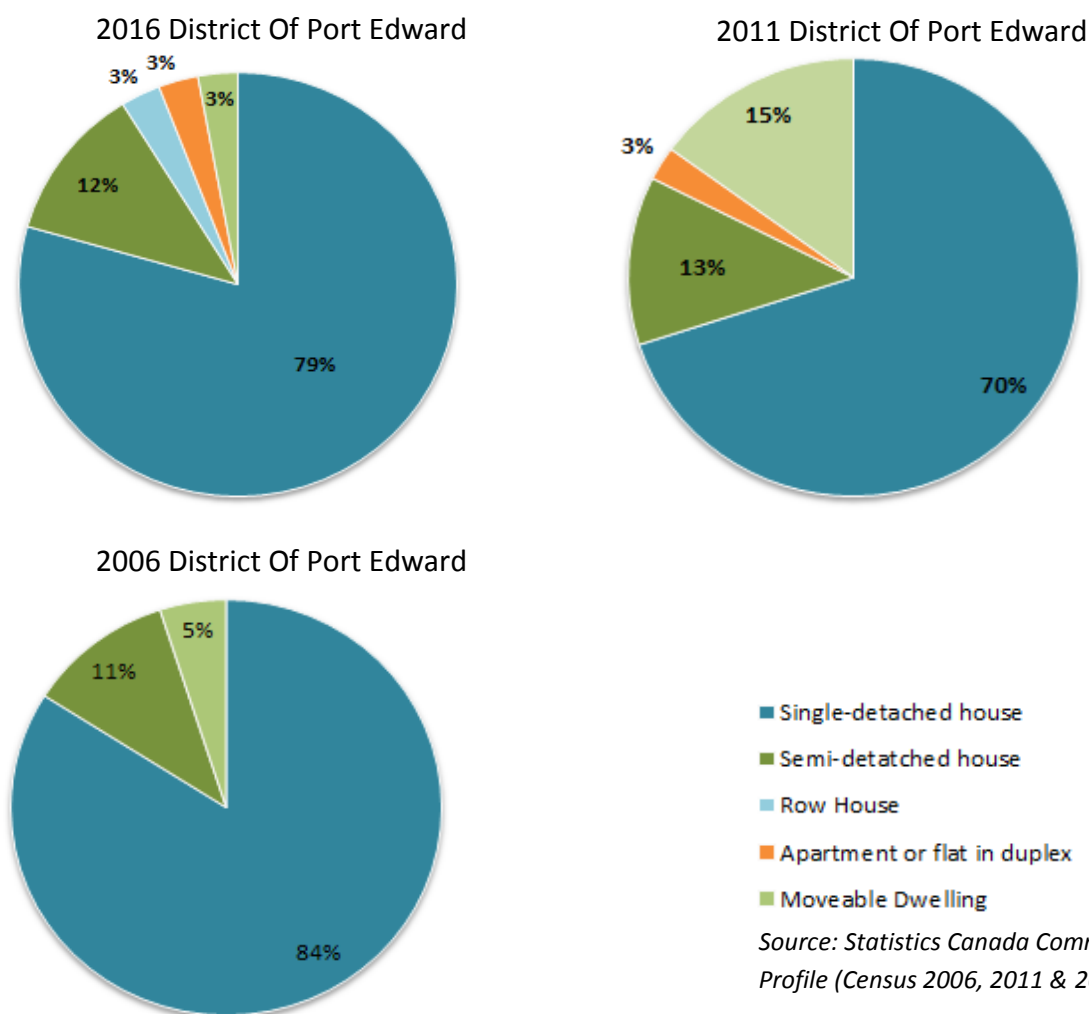
5.1 Market Housing Mix

According to the 2016 Census, there were 180 occupied dwellings in Port Edward in 2016, 205 occupied dwellings in Port Edward in 2011 and 220 occupied dwellings in Port Edward in 2006. The decrease in occupied dwellings from 2006 to 2016 can be based on the decrease in population during this time which in turn has caused the rate of construction to lessen within the District. There is less diversity in the housing composition in Port Edward as the area has

predominately comprised of single-detached and semi-detached housing. In 2016, single-detached homes comprised of about 135 of the total number of occupied dwellings in the community, as seen in Figure 12. 2016 Census data indicates that there were 20 dwellings that were semi-detached, 5 row houses, 5 apartments or flats in duplexes and 5 moveable dwellings in the District.

Notably, the number of “moveable dwellings” has substantially decreased from 2011 to 2016. While moveable dwellings include traditional mobile homes, prefabricated structures built in a factory on a permanently attached chassis before being transported to a site, this category can also include other places of residence capable of being moved on short notice such as tents, recreational vehicles, travel trailers or boats. Community stakeholders indicated such housing is used by low-income single people and families who cannot find more suitable or permanent rental housing or homeownership opportunities. The closure of the District’s only manufactured home park in 2015 has also most likely contributed to the decrease in moveable dwellings within the District between 2011 and 2016.

Figure 12 Market Housing Mix, Port Edward, (2006, 2011 & 2016)



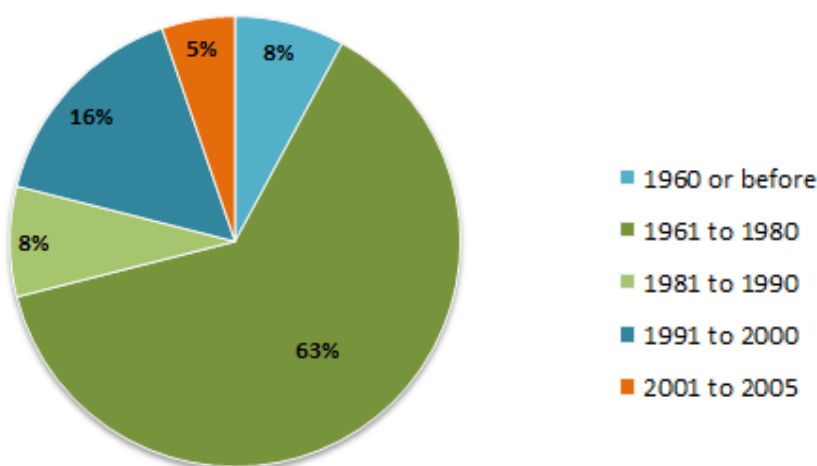
Source: Statistics Canada Community Profile (Census 2006, 2011 & 2016)

5.2 Age of Housing

Based on the 2016 Census data, Port Edward has an older housing stock. Census data indicates that 8% of private occupied dwellings in Port Edward were built before 1960 and 63% were built prior to 1981 as seen in Figure 13. There has been limited new housing construction in the District of Port Edward; 5% of privately occupied dwellings were built between 2001 to 2005 and 0% of privately occupied dwellings were built between 2006 – 2016. According to District of Port Edward Building data, between 2016 and 2019 the District issued a total of 23 building permits which included two permits for modular homes and one permit for the new 8 unit seniors housing complex.

An older housing stock may be associated with poor housing conditions, the community stakeholders and results from the public survey did indicate that the majority of the housing stock in Port Edward is in poor condition. In addition, stakeholders did note that with limited new housing construction in recent years, Port Edward's older housing stock may be less suitable and attractive for families and older residents as older construction standards did not always require other building elements that are needed for families and those with accessibility challenges.

Figure 13 Age of Housing Stock, Port Edward (2016)

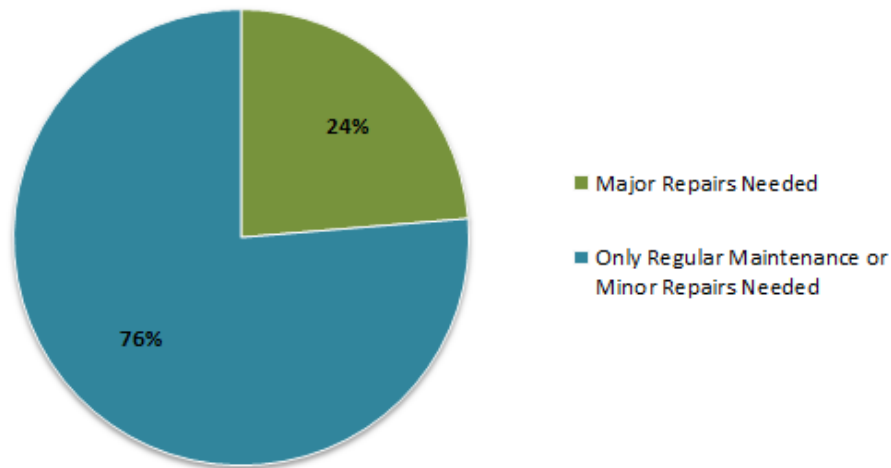


Source: Statistics Canada Community Profile (Census 2016)

5.3 Condition of Housing

In 2016 there were 45 dwellings (24%) in Port Edward that needed major repairs. Examples of “major repairs” include problems that compromise the dwelling structure (such as structural problems with walls, floors, or ceilings) or the major systems of the dwelling (such as heating, plumbing, and electrical). Community stakeholders indicated that Port Edward's housing stock is generally in good condition which is reflected in the 2016 census data outlined in Figure 14 below which illustrates that 145 dwellings (76%) only require regular maintenance or minor repairs.

Figure 14 Dwellings State of Repair, Port Edward (2016)

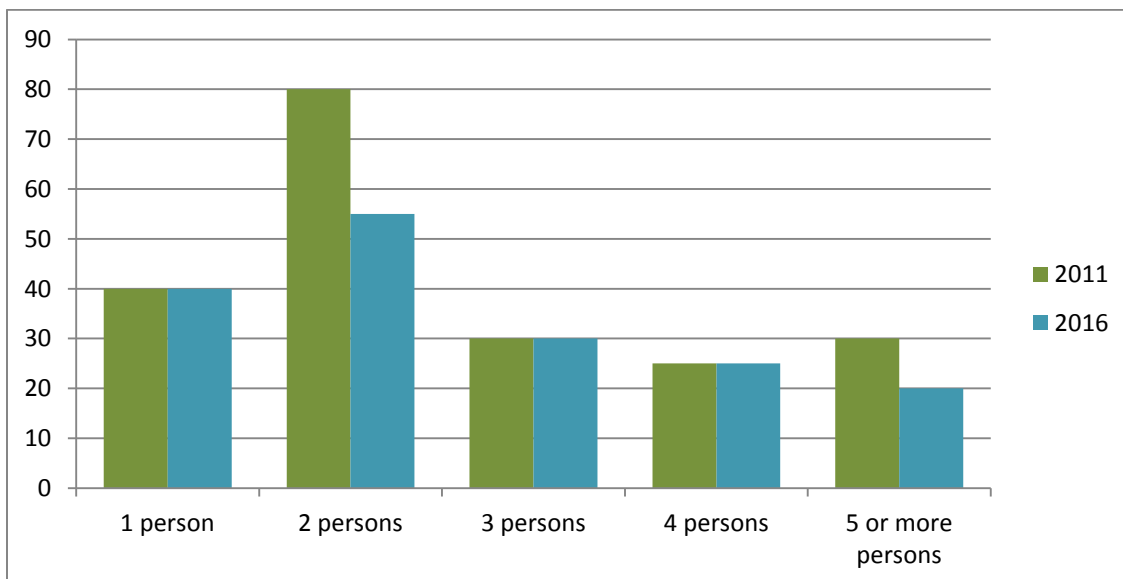


Source: Statistics Canada Community Profile (Census 2016)

5.4 Household Size

The most common household size in Port Edward in 2016 were 2-person households, followed by 1-person, 3 and 4-person households (at roughly equivalent levels) and finally 5 or more person households. Two (2) person households accounted for 32% of all households in Port Edward in 2016, 1-person households for 24%, 3 and 4-person households for 18% and 15% respectively, and finally 5 or more person households for 12%. These proportions were quite similar for Port Edward in 2011. The largest difference to be found is in 2-person households which represented 39% of all households in 2011.

Figure 15 Household Size as a Proportion of Private Households, Port Edward (2011 & 2016)



Source: Statistics Canada Community Profile (Census 2011 & 2016)

Table 6 Average Household Size, Port Edward (2011 & 2016)

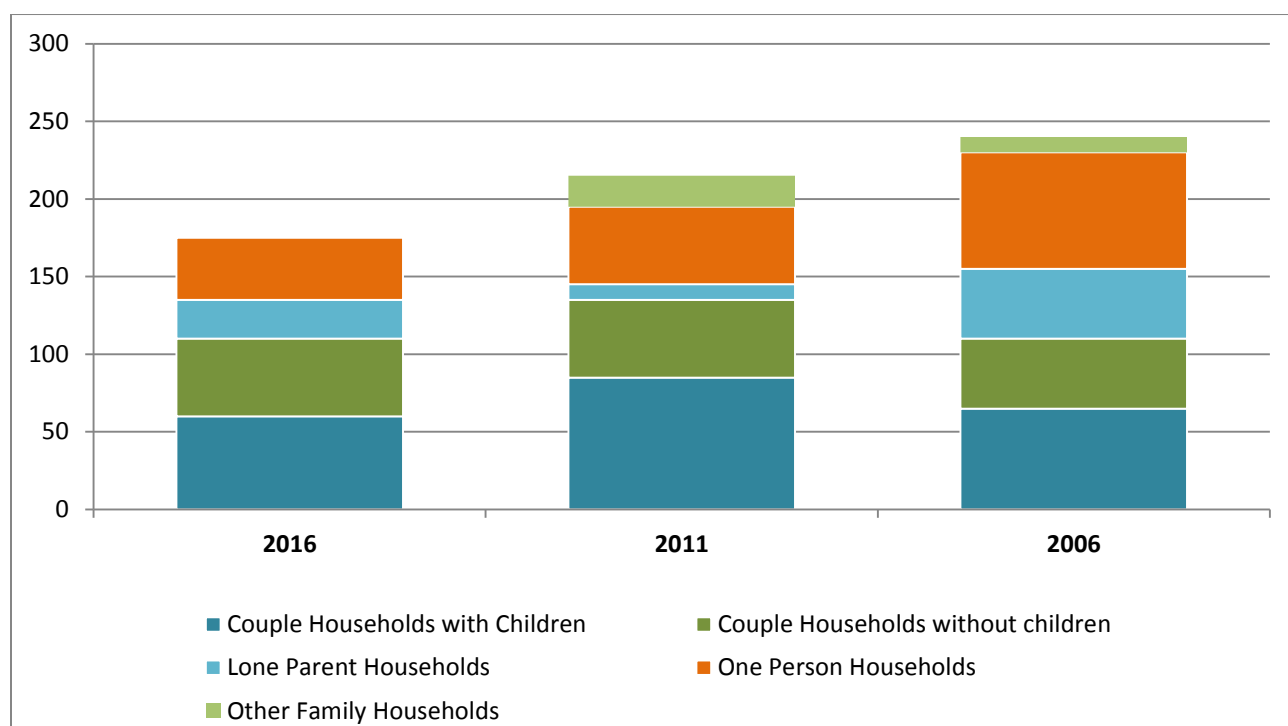
	2011	2016
District of Port Edward Average Household Size	2.7	2.6

Source: Statistics Canada Community Profile (Census 2011 & 2016)

5.4 Household Types

Couple households with children were by far the most common household type in Port Edward in 2016, accounting for nearly 34% of all private households. This is followed by couple households with children (29% of all households), one person households (23% of all households) and lone parent households (14% of all households). In comparison, couple households with children were the most common household type in Port Edward in 2011, accounting for nearly 40% of all private households.

Figure 16 Household Types as a Proportion of Private Households, Port Edward (2006, 2011 & 2016)



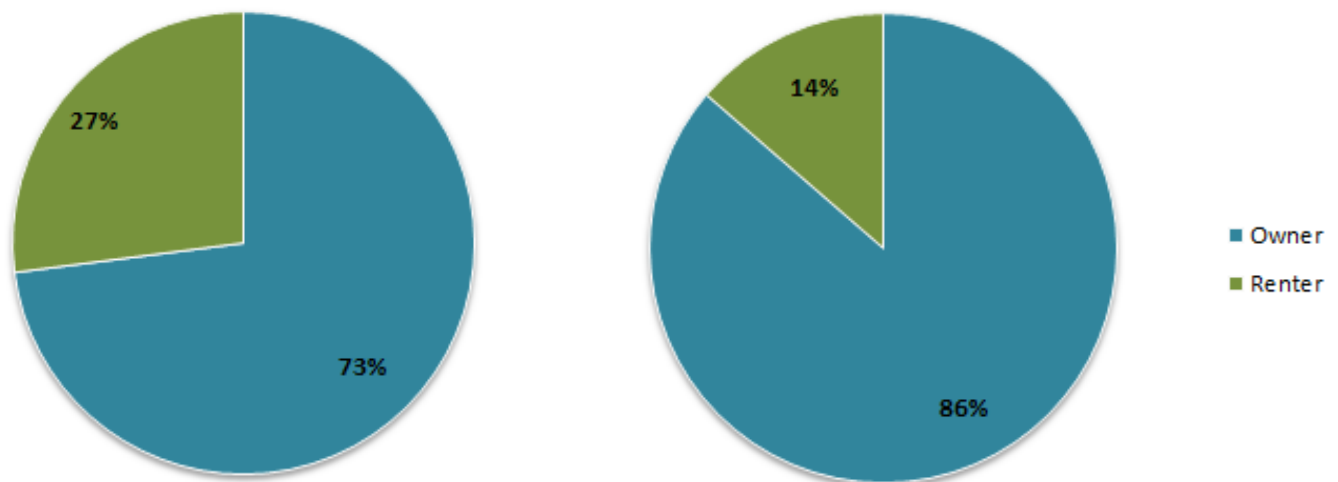
Source: Statistics Canada Community Profile (Census 2006, 2011 & 2016)

5.6 Housing Tenure

According to the 2016 Census data, the percent of households in Port Edward that owned their homes (73%) is much higher than those who rent their homes (27%). In 2006, 86% of households owned their homes while 14% of households rented their homes.

Conversations with community stakeholders and results from the public survey indicated that there is a shortage of purpose built rental housing in the District. With escalating construction costs, raw land development is not always economically viable, and developers or new residents to Port Edward are more likely to consider infill development opportunities.

Figure 17 Tenure as a Proportion of Households, Port Edward (2006 & 2016)



Source: Statistics Canada Community Profile (Census 2006 & 2016)

6.0 MARKET RENTAL HOUSING

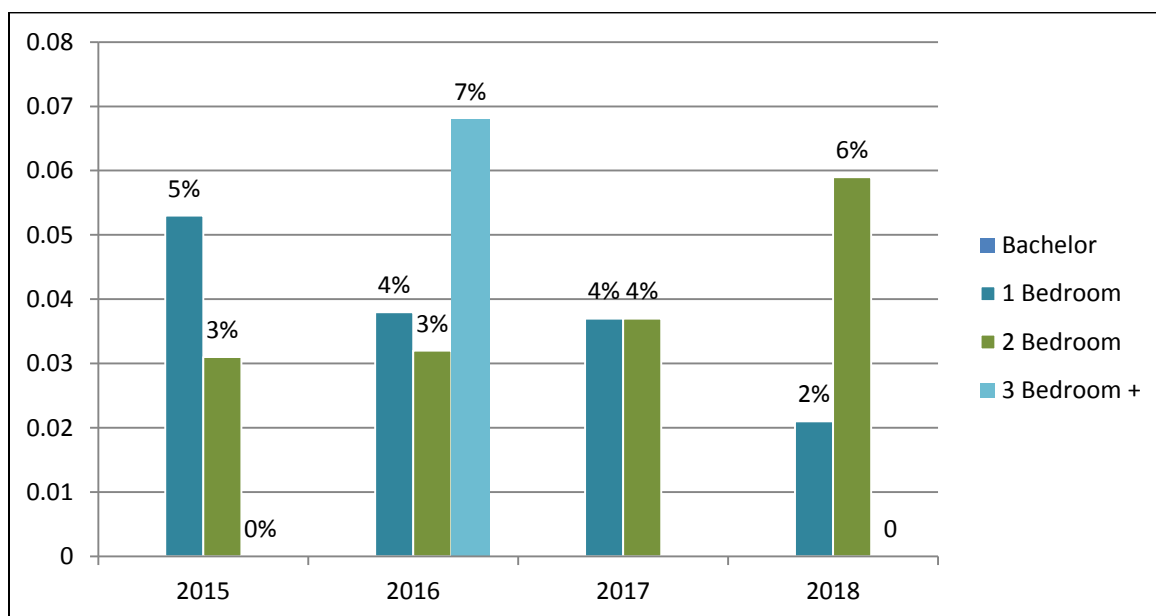
Canada Housing and Mortgage Corporation (CMHC) does not provide specific private rental market data for Port Edward however it collects and publishes semi-annual data related to private market rentals for the Prince Rupert Census Area, which includes Port Edward. It is assumed that the rental data mostly reflects the situation in Prince Rupert, since that is where the majority of rental housing is located. While these statistics are sometimes criticized as lagging behind the market, CMHC's methodology and reporting have been consistent over many years.

Typically, rental market experiences pressure when vacancy rates are less than 1% and over-supply when vacancy rates are greater than 3%. Figures 18 and 19 illustrate the changes in the apartment vacancy rate and average rents from 2015 to 2018, where data was published. In

2018, vacancy rates for 1 bedroom apartments was 2% and for 2 bedroom apartments was 6% which suggests a “renters market” for this apartment type.

Evidence-based information (i.e. CMHC data) indicates the rental vacancy for Prince Rupert (CA) is healthy; however, community stakeholders emphasized rental vacancies in Prince Rupert and Port Edward are limited. This represents a disconnect between the quantitative and qualitative data, which can sometimes occur. While rental units may be available, they may not necessarily be affordable to all households, thus creating the sense of limited vacancies for those households that require more affordable units.

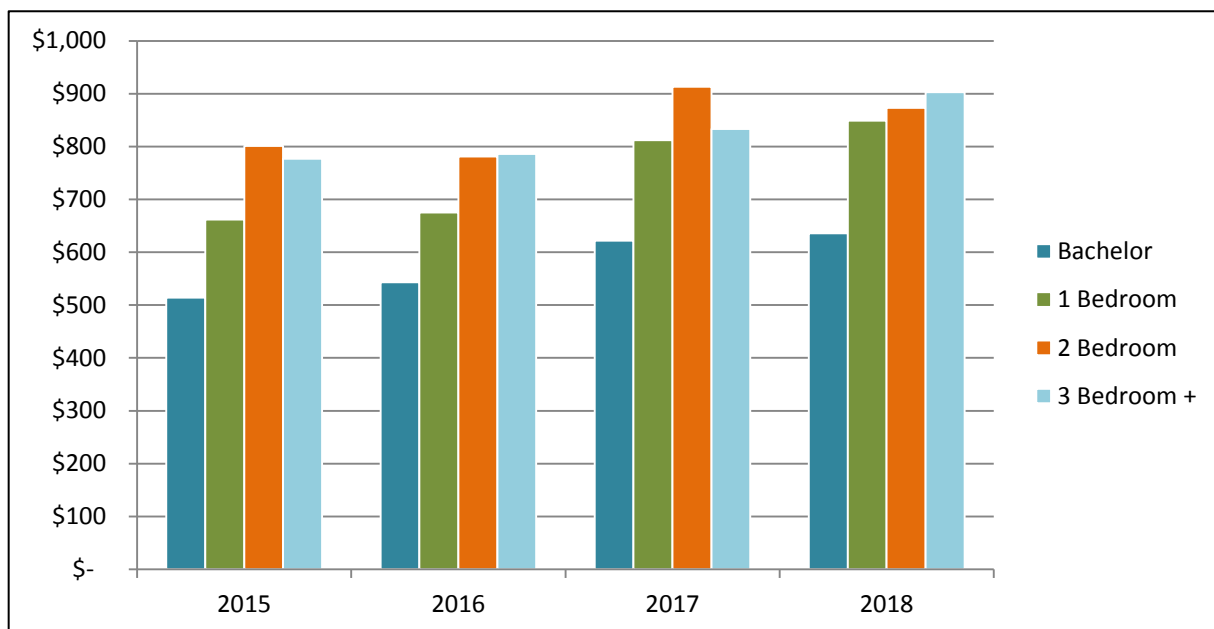
Figure 18 Apartment Vacancy Rate, Number of Bedrooms, Prince Rupert (CA)



Source: CMHC Rental Market Report (Fall)

In Prince Rupert (CA), median rents across unit types (by bedroom) have remained relatively steady from 2015 to 2018, peaking slightly for 2 bedroom apartments in 2017 and bachelor, 1 bedroom and 3 bedroom + in 2018. To supplement the Prince Rupert (CA) CMHA data, a two-week scan of rental listings in various online sources for Port Edward were undertaken in November 2019. During this time there were no rental listings advertised for Port Edward.

Figure 19 Average Apartment Rents, Number of Bedrooms, Prince Rupert (CA)



Source: CMHC Market Rental Report (Fall)

According to 2016 Census data, in Port Edward and Prince Rupert average shelter costs were relatively equal at \$782 and \$815 respectively. In Prince Rupert the median was quite close to the average, only \$50 more, however the median was substantially lower than the average for Port Edward, \$117 less.

Table 7 Average and Median Shelter Cost for Renter Households, Port Edward & Prince Rupert (2016)

	Port Edward	Prince Rupert
Average Shelter Cost	\$782.00	\$815.00
Median Shelter Cost	\$665.00	\$865.00

Source: Statistics Canada Community Profile (Census 2016)

Within Port Edward, 2016 Census data reported that 0% of renter households were living in subsidized housing and 0% of households were spending 30% or more of household income on shelter. In comparison, Prince Rupert has a higher proportion of households in subsidized housing (14%) and a higher proportion of households that were spending 30% or more of household income on shelter (32%).

Table 8 Proportion of Tenant Households Spending 30% or More of Household Income on Shelter, and Tenant Households in Subsidized Housing, Port Edward & Prince Rupert (2016)

	Port Edward	Prince Rupert
Tenant Households in Subsidized Housing	0%	14%
Tenant Households Spending 30% or More of Household Income on Shelter	0%	32%

Source: Statistics Canada Community Profile (Census 2016)

Community stakeholders emphasized affordable homeownership is increasingly out-of-reach for many low to moderate income households. Consequently, those households remain in rental housing, and individuals on fixed income or social assistance face greater challenges in securing rental units. With rising rental and homeownership prices within the Prince Rupert (CA), Port Edward will likely continue to encounter affordability challenges.

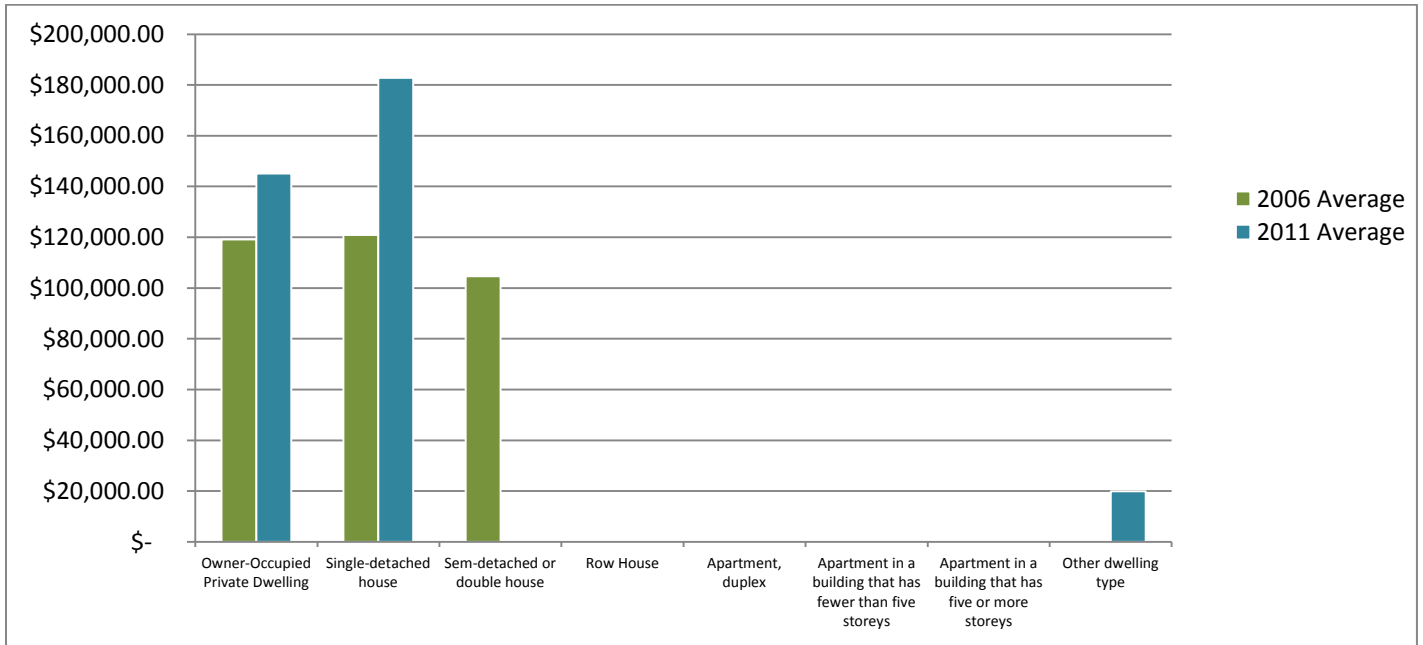
7.0 OWNERSHIP HOUSING

At this time of this study, no sales data was reported solely for Port Edward however CMHC collects and publishes data related to the value of owner occupied dwellings for Port Edward. This data has been utilized for the purpose of this study and includes the most recent data derived which is from 2011 compared to 2006 data.

The highest estimated value of owner occupied dwellings in 2011 was seen in single-detached dwellings, with an average of \$182,761 and a median of \$129,862. In 2006 single-detached dwellings had an estimated average value of \$120,911 and an estimated median value of \$119,967. According to CMHC, other dwelling types include mobile homes and other moveable dwellings. In comparison, single detached dwellings in Prince Rupert in 2011 had an estimated average value of \$208,422 and an estimated median value of \$179,890. In 2006 single-detached dwellings in Prince Rupert had an estimated average value of \$167,397 and an estimated median value of \$149,917.

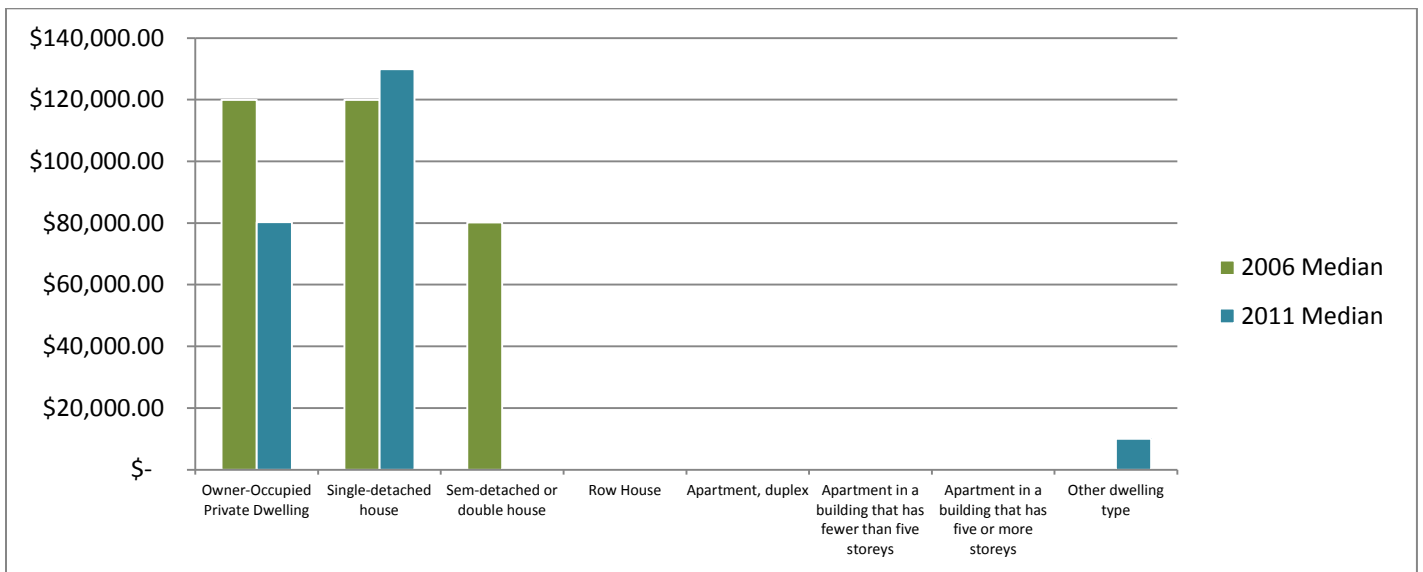
Community stakeholders emphasized the necessity of creating a greater diversity in housing stock. For many young families looking to enter the homeownership market, and similarly for seniors looking to downsize, availability is predominately limited to single-detached homes. This gap in the housing supply has been reflected in the data outlined below in Figure 20. Stakeholders expressed a desire to see more of the “missing middle” housing in new construction such as more multiple family dwellings including duplexes, row houses and apartments.

Figure 20 Average Value of Owner-Occupied Dwellings, Port Edward (2011 & 2006)



Source: CMHC Housing Stock Report (2011)

Figure 21 Median Value of Owner-Occupied Dwellings, Port Edward (2011 & 2006)



Source: CMHC Housing Stock Report (2011)

In 2016, the average shelter costs for owner households in Port Edward and Prince Rupert were \$1,031 and \$1,144 respectively. The median shelter costs were slightly lower for Port Edward with the median being \$44 less than the average. In Prince Rupert the median shelter cost was \$89 lower than the average shelter cost.

Table 9 Median and Average Shelter Costs for Owner Households, Port Edward & Prince Rupert (2016)

	Port Edward	Prince Rupert
Average Shelter Cost	\$1,031	\$1,144
Median Shelter Cost	\$987	\$1,055

Source: Statistics Canada Community Profile (Census 2016)

In 2016, 68% of owner-occupied households had mortgages in Port Edward. This proportion was slightly lower in Prince Rupert (60%). The proportion of owner households spending 30% or more of income on shelter costs was 0% in Port Edward and 13% in Prince Rupert.

Table 10 Owner Households Spending 30% or More of Household Income on Shelter Costs, and Owner Households with Mortgages, Port Edward & Prince Rupert (2016)

	Port Edward	Prince Rupert
Owner Households with Mortgages	68%	60%
Owner Households Spending 30% or More of Income on Shelter Costs	0%	13%

Source: Statistics Canada Community Profile (Census 2016)

8.0 NON-MARKET HOUSING

Affordable, non-market housing refers to housing below market rents or prices, ranging from emergency shelters through various forms of supportive to rent-geared-to-income (RGI) rentals and housing co-operatives. The lower rents are maintained as a result of ongoing government subsidy, or created through a collection of rents and donations on a non-for-profit- business model.

8.1 Existing Non-Market Rental Housing

At the time of this study, there were currently eight (8) new affordable seniors housing units that had recently been development within Port Edward. These seniors housing units complex was developed by the Province who leases the land from the District of Port Edward. The housing units are managed by North Coast Transition Society and rent for \$475 a month. All of the housing units are currently full and there is a waitlist.

Community stakeholders emphasized the need for this type of housing in order to encourage seniors to remain in Port Edward in lieu of moving to outlying communities where more affordable housing units are available. Through stakeholder consultation it was determined that services such as medical care are not provided within the District however these services are provided within Prince Rupert. This may essentially act as a deterrent for many seniors who are currently residing in Port Edward or are interested in living in Port Edward as critical services are not readily available. In addition, low-income seniors and families may be eligible for Provincial rent supplements such as RAP and SAFER to offset rent in the private rental market. As there are only a limited amount of affordable rental units for seniors available, low-income seniors may find themselves relocating to private market rental units in Prince Rupert in order to use their SAFER subsidies. The same can be noted for low-income families that would like to utilize their RAP subsidies but are finding it difficult to find available private rental market units in Port Edward.

Beyond that of the 8-unit affordable seniors housing complex, there are no additional non-market rental housing units located in the District of Port Edward. Consultation with community stakeholders indicated that there may be room to expand the existing seniors housing complex on the District-owned land in order to meet the demand of the existing waitlist. Table 12 (see section 11 Recommendations to Address Housing Gaps) outlines recommendations to address housing gaps that have been identified through the analysis of data found in this report and outlines that 8 – 10 additional seniors housing units should be developed within the District within the next 5 years. The first step in this process would be to engage with the provincial government to begin discussions regarding partnerships and funding for the additional seniors housing units.

9.0 KEY POPULATION GROUPS

Through the current market analysis, it is evident that housing affordability is a common concern for all household types and population groups. It is important however to recognize that there are key population groups that are struggling to secure adequate, affordable and suitable housing within Port Edward. This includes, but is not limited to, seniors and low income families. These populations are considered “key” because they constitute a large portion of all households in need, having a high rate of housing need, are predicted to experience high population growth and are not well served by the housing supply. These subpopulations are not mutually exclusive and there is likely much overlap in several categories.

Housing appears to be unaffordable for many vulnerable groups within the District of Port Edward. With rising rental prices, low-income households are struggling to secure adequate, affordable and suitable rental accommodations. In addition, cost barriers due to the high cost of

construction in the Port Edward area prevent developers or young families to construct new housing types within the District. The high costs of construction coupled with few choices in the housing market provide difficulty for various priority groups to find suitable housing within Port Edward.

Observations from community stakeholders illustrate the issue of housing stability and affordability within the District of Port Edward. Port Edward's housing stock is predominately comprised of older, single-detached homes and while these types of dwellings have provided suitable accommodation to many households over the years, seniors, low-income families and young families are experiencing difficulty in finding affordable alternatives, such as single-level apartments or duplexes.

- **Seniors:** Demographic data indicates that the Port Edward area is aging and seniors are a group that can be particularly vulnerable when it comes to housing and housing affordability. Port Edward's aging population can be related to national trends across Canada, as baby-boomers age into higher age brackets.
- **Low-Income Families:** Based on analysis of the data, lone-parent households are challenged to find suitable, adequate and affordable housing. Lone parent families are at greatest risk of suffering from the impacts of unaffordable housing, with 36% of this census family type being low-income in the Prince Rupert (CA) area in 2016 which is the highest percentage rate compared to other census families in the area. Considering this income disparity become more significant when taking into consideration the fixed financial burdens of the family unit. Lone parent households are required to pay for all costs associated with housing and items related to supporting a family including costs of childcare.

10.0 HOUSING GAPS

In Port Edward, the primary form of housing is single-detached and the most common form of tenure is ownership. While the homes are in generally good condition and are affordable to most census family households in the area, the lack of diversity within the housing stock creates notable housing gaps for key groups in need.

Evidence based information (i.e. CMHC data) does indicate that there is a healthy rental market in the Prince Rupert (CA) area which includes Port Edward, however the lack of quality rental housing options was a consistent and significant theme that was brought up in interviews with community stakeholders. The data does indicate that median rental housing prices should be affordable for most census family households in area. For lone parent households, rental

affordability is more challenging. The rental options to low-income households may not be affordable, thus creating the perception that there is a lack of available rental units.

Currently, there are no shelters or transitional housing units in Port Edward and these types of units are not anticipated to be required in the near future. Those who are experiencing homelessness or living in unstable housing conditions gravitate to established facilities in Prince Rupert as social services for this vulnerable population are located in Prince Rupert as well. In view of Port Edward's small population and proximity of shelter and transitional facilities in Prince Rupert, it has been determined that the need for this type of housing is not required.

Based on the analysis of data found within this report, as well as the observations from community stakeholders interviewed as part of this report and the public survey, the following housing gaps have been identified:

Gap 1: Non-Market and Market Rental Seniors Housing

Although there is already a supply of 8 affordable independent housing units within Port Edward, there is a need for additional non-market rental housing options for seniors. Waitlists for the current seniors housing units are growing and demand for seniors housing is likely to increase as the population of Port Edward continues to age including demand for seniors housing with integrative support services. In addition, the existing housing stock is primarily single-detached and those seniors looking to downsize may encounter challenges finding appropriate units. The majority of Port Edward's homes have exterior stairs and many homes are split level or two storeys with interior stairs and were not constructed with "aging in place" in mind. For seniors who wish to remain in single-detached homes, modifications to existing units may be needed to accommodate seniors with mobility challenges.

Gap 2: Market Rental Housing

Evidence based information (i.e. CMHC data) demonstrates that there is an influx of availability of rental market housing however interviews with stakeholders suggest many households are struggling to secure adequate, affordable and suitable rental accommodations. This disconnect may be associated with escalating rental prices in the area as lone parent families and single individuals have much lower incomes than couple families and have fewer choices in the rental market. With the closure of the District's only manufactured home park in 2015 the demolition of many "moveable units" caused Port Edward's housing stock to become limited especially for those in the lower income bracket.

Gap 3: Non-Market Rental Housing

There is a need for subsidized housing options in the area to provide housing for low-income households. Non-market rental housing, or additional rent supplements to connect low-income households with available rental units, is needed in a variety of forms including units appropriate for single people, families and people with disabilities.

Gap 4: Need for Greater Market Housing Diversity

In Port Edward, the majority of ownership housing is comprised of single detached housing. As the affordability of single detached homes grow farther out of reach for many residents, it is important to increase the diversity of housing forms available to include the “missing middle” housing types. Encouraging a variety of unit sizes will ensure that suitable housing is available for all ages, abilities and household types.

10.1 Other Housing Related Factors

Additional housing related factors were identified throughout the community stakeholder consultations which include:

Proximity of Healthcare Services: Currently direct healthcare services are not available within the District of Port Edward. For healthcare services, residents of Port Edward are required to travel to Prince Rupert where these services are located. The lack of healthcare services can be seen as a significant barrier to increasing the supply of seniors housing in the area. As seniors “age in place” their health and personal care needs increase. If those services cannot be provided in Port Edward, seniors may have to leave the community and move to Prince Rupert or surrounding communities where those services are presently available. In an effort to mitigate this factor, the District of Port Edward is actively pursuing alternative avenues of healthcare services within Port Edward such as the integration of a Community Paramedicine program.

Proximity of Childcare Services: At the time of this study there were no childcare services available for those aged 0 to 5 within Port Edward. This has been indicated by community stakeholders as a barrier that has deterred young families and couple households with children from living in Port Edward.

11.0 BEYOND THE CENSUS

The District of Port Edward is comprised of a vast land mass encompassing approximately 16,812 hectares of land, of which 60 hectares is dedicated for the District townsites. This leaves a significant amount of land available for recreational/tourist, residential, commercial and industrial development. This Housing Needs Assessment thus far has focused on statistical population, economic and housing data, which is limited by the small population base and

effectively reduces the amount of available data to include in the analysis. For that reason, this section is intended to look beyond the Census and consider the outlying factors such as news of industry expansion that may have the potential to influence the future housing needs and demands within the District.

The Port of Prince Rupert is a key northern shipping gateway that is owned and operated by the Prince Rupert Port Authority. In 2019, an Economic Impact Report was published, which identifies the direct, indirect and induced types of economic impact generated by the Port and identifies the continued growth and diversification in the region. The report goes on to review the value of trade, employment, wages tax revenues and economic output generated by the industry and how they have experienced considerable growth since 2016. In addition, the employee base continues to expand which has the potential to directly impact the housing demand in Port Edward. In 2019, a Labour Market Study was completed by Roslyn Kunin and Associates and Human Capital Strategies for the Prince Rupert area. The key findings of this report identified that, due in part, to expansion plans for the Port of Prince Rupert and spin-off job creation resulting from surrounding LNG development, the area should experience an expected increase of job postings at an average of 3.3% per year through to 2028, with up to 1,910 new full time jobs in Prince Rupert.

Through the public consultation and stakeholder engagement process it was revealed that the District is called home by residents who are employed outside of the District, with many working in Prince Rupert. With a sizeable amount of available land within the District boundary, and opportunities for residential expansion primarily in the vicinity of the King City Subdivision, it is reasonable to expect this trend to continue so that a percentage of the anticipated swell in employment base in the Prince Rupert area to seek housing on the sunnier side of Mount Hayes in the District of Port Edward.

Since it is difficult to extrapolate the actual population increase to be experienced in the District over the next decade due to lacking datasets, it is recommended to conservatively prepare for change accordingly. The purpose of this Housing Needs Assessment is to rely on available data to identify gaps and opportunities in the current housing market as well as to provide recommendations to remedy the gaps and to take advantage of the opportunities as identified. Moving forward, the following recommendations are provided to ensure that this Housing Needs Assessment remains relevant throughout surrounding economic fluctuations and increases to the employment base:

- That this Housing Needs Assessment be reviewed and updated after a period of 2 years has passed in order to measure the impacts of the surrounding changes to the employment base on the housing needs within the District of Port Edward.

- That a Housing Strategy be created to provide clear policy direction for housing construction that can be adopted by Council and act as an implementation tool for development. To that end, a Housing Strategy has the flexibility to be more responsive to qualitative observations and goals, unlike this Housing Needs Assessment, which is limited by the quantitative datasets it is provincially mandated to be based upon.

12.0 RECOMMENDATIONS TO ADDRESS HOUSING GAPS

Based on the analysis of data found within this report, as well as the observations from community stakeholders interviewed and the public survey, the following recommendations for the District of Port Edward have been made to address the housing gaps that have been identified. Recommendations that have been highlighted in red are intended to be completed within 1 -2 years, recommendations that have been highlighted in yellow are intended to be completed within 2-3 years and recommendations that have been outlined in green are intended to be completed within 5 years.

Table 11 Recommendations to Address Housing Gaps

Housing Gap #1: Non-Market and Market Rental Seniors Housing	Housing Gap #1 Recommendations
Recommendations to be completed within 1-2 years	1. Engage with Northern Health regarding a partnership to provide mobile healthcare services in Port Edward.
	2. Continue to engage with Community Paramedicine.
	3. Inform seniors and those living with disabilities of financial assistance programs such as HAFI and SAFER by way of creating a pamphlet with all of the information in one central location.
	4. Consider providing strategic direction for an affordable housing reserve fund, donation of District-owned land and suspension of property taxes or development charges for non-profit housing projects to facilitate development of seniors housing.
Recommendations to be completed within 2-3 years	5. Update the Age and Disability Friendly Plan in order to create a document that will meet the goals of BC governments Age Friendly Communities Grant Program.
	6. Develop a strategic plan with Northern Health in order to facilitate a mobile healthcare service for Port Edward.

Recommendations to be completed within 5 years	7. Become recognized as an Age Friendly British Columbia Community and apply for grant funding to facilitate additional seniors housing units.
	8. Creation of additional 8 to 10 affordable seniors housing units.
Housing Gap #2: Market Rental Housing Housing Gap #3: Non-Market Rental Housing	Housing Gap #2 and #3 Recommendations
Recommendations to be completed within 1-2 years	1. Consider purchasing the old manufactured home park property in order to facilitate the development of these lands into market rental and non-market rental housing.
	2. Engage with Provincial and non-profit agencies to discuss partnerships in order to create non-market rental housing with integrated services (such as a location for a Northern Health mobile clinic).
	3. Engage with developers to facilitate a diverse mix of affordable market rental dwelling units moving forward. These units can be market rental with eligible occupants applying the RAP rent subsidy towards offsetting rental costs.
Recommendations to be completed within 2-3 years	4. Enhance the rental supply through creative use of municipal incentives, density bonus, DCC discounts, reduced parking requirements and other programs.
	5. Consider potentially entering into partnership with developers to develop and operate rental units on District owned parcels.
Recommendations to be completed within 5 years	6. Develop Incentive Programs to encourage accessible and affordable housing stock.
Housing Gap #4: Need for Greater Market Housing Diversity	Housing Gap #4 Recommendations
Recommendations to be completed within 1-2 years	1. Provide development incentives for new residents and developers such as: <ul style="list-style-type: none"> • Waiving building permit fees (if feasible) for eligible projects • Development Permits • Density Bonuses • Infill Housing Strategy

Recommendations to be completed within 2-3 years	2. Develop a Revitalization Tax Exemption Bylaw for all forms of housing in order to encourage a diverse housing stock and incentivize development. Eligible projects could include: <ul style="list-style-type: none"> • New construction that includes suite ready design • Renovation to include rental secondary suite • New multi-family developments
Implementation	Implementation Recommendations
Recommendations to be completed within 2-3 years	1. Review and update the Housing Needs Assessment after a period of 2 years has passed.
	2. A Housing Strategy should be created to provide clear policy direction for housing construction that can be adopted by Council and act as an implementation tool for development. A Housing Strategy has the flexibility to be more responsive to qualitative observations and goals, unlike this Housing Needs Assessment, which is limited by the quantitative datasets it is provincially mandated to be based upon.

13.0 IN CLOSING

The intent of this report is to provide the District of Port Edward with a clear understanding of local housing issues in the Port Edward area. The Housing Needs Assessment will be used as a tool by the District as it determines what forms of housing are needed in the community, to inform future housing related policy and to support housing providers and other organizations applying for affordable housing project funding.

Findings in this report indicate that there are multiple opportunities in which local housing gaps could be addressed. While the District will not be able to address all the housing gaps identified within the housing needs and gap analysis on its own, targeted efforts to fill gaps, informed by research to maximize impact could have a significant impact in addressing the housing needs of the Port Edward area.

APPENDIX A:

Key Terms & Definitions

KEY TERMS AND DEFINITIONS

ACCESSIBLE HOUSING means dwellings that include features, amenities or products to better meet the needs of people with disabilities and thereby maximize the number of people who can readily use them.

ADEQUATE HOUSING means housing that does not require major repairs.

AFFORDABLE HOUSING means a safe, secure, accessible living environment that allows people to live within their income level and maintain quality of life. According to Canada Mortgage and Housing Corporation, for housing to be affordable, a household should not spend more than 30 percent of their gross income on shelter costs.

AGING IN PLACE means growing older without having to move from one's present residence in order to secure necessary support services in response to changing needs. This enables elderly people to grow older in the familiar and comfortable surroundings of their homes while providing them with the assistance necessary to maintain a relatively independent lifestyle.

APARTMENT means a residential use contained in a building for three or more dwelling units, the majority of which share ground-level access. Typically, apartments are classified as one of two: (i) apartments in a building that has fewer than five storeys; and (ii) apartments in a building that has five or more storeys.

ASSISTED LIVING is defined under BC's Community Care and Assisted Living Act, and generally includes services such as meals, housekeeping, laundry and some assistance with personal care such as grooming, mobility and medication. These units are also designated as Independent Living.

DUPLEX means a building which contains two principal dwelling units attached to each other, above and below, and the two units together have open space on all sides.

DWELLING UNIT means a separate living quarters which as a provide entrance either directly from outside or form a common hall, lobby, vestibule or stairway leading to the outside and in which a person or group of persons live permanently.

HOMELESSNESS is the situation of an individual or family without stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it.

HOUSING CONTINUUM in a concept used to describe and categorize different types of housing, from non-market to market housing. Housing continuums are developed to assist with planning and program development and are usually tailored to the community or region in question. On the non-market end of the continuum are emergency services and transitional housing, which

often require the most public funding, moving towards supportive and social housing in the middle of the continuum and then towards independent housing options on the right, where housing is typically provided by the private market.

MAJOR REPAIRS NEEDED includes dwellings needing major repairs, such as dwellings with defective plumbing or electrical wiring and dwellings needing structural repairs to walls, floors or ceilings.

MARKET RENTAL HOUSING means the private rental market that provides the majority of rental housing affordable to households with low to moderate incomes. This can include purpose-built rental housing as well as housing supplied through the secondary rental market such as basement suits, rented condominiums units or other investor-owned houses/units.

MEDIAN INCOME means the halfway point of a population's income, meaning half of the population is making more than the median income and half of the population is making below the median income.

MOBILE HOME means a single dwelling, designed and constructed to be transported on its own chassis and capable of being move to a new location on short notice. It may be placed temporarily on a foundation pad and may be covered by a skirt.

MOVEABLE DWELLING means a single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice such as a tent, recreational vehicle, travel trailer, houseboat or floating home.

NON-MARKET HOUSING means affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; whereby rent or mortgage payments are not solely market driven.

RENTAL ASSISTANCE PROGRAM (RAP) is a program that is operated by BC Housing that provides eligible low-income working families with cash assistance to help with their monthly rent payments.

ROW HOUSE means one of three or more dwellings joined side-by-side, side-to-back, or possibly stacked one on top of the other, but with direct exterior access from ground level to the dwelling.

SECONDARY SUITE means an accessory dwelling unit contained within or attached to a single detached residential dwelling.

SEMI-DETACHED DWELLING means one of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or

shed). A semi-detached dwelling has no dwelling either above it or below it and the two units, together, have open space on all sides.

SENIORS INDEPENDENT LIVING means a home dedicated to seniors who need a little or no assistance with daily living, and who do not require medical care or nursing staff.

SHELTER AID FOR ELDERLY RENTERS (SAFER) is a program operated by BC Housing that helps make rent affordable for BC seniors with low to moderate incomes by providing monthly cash payments to subsidize rents for eligible BC residents who are age 60 or over, and who rent their homes.

SINGLE-DETACHED DWELLING means a single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it.

APPENDIX B:

List of Community Stakeholders

COMMUNITY STAKEHOLDERS & THEIR AFFILIATIONS

Mayor Knut Bjorndal	District of Port Edward
Councilor James Brown	District of Port Edward
Councilor Dan Franzen	District of Port Edward
Councilor Christine MacKenzie	District of Port Edward
Danielle Myles Wilson (CAO)	District of Port Edward
Polly Pereira (Director of Corporate Administrative Services)	District of Port Edward
Kerri Levelton (Principal Port Edward Elementary)	School District #52
Heidi Johns (Health Service Administrator)	Northern Health Prince Rupert
Michelle Bryant – Gravelle (Public Affairs Manager)	Ridley Terminals
Krista Ediger (Community Relations Associate)	Prince Rupert Port Authority
Mike and Nikki Morse	RE/MAX Coast Mountains Team Morse

APPENDIX C:

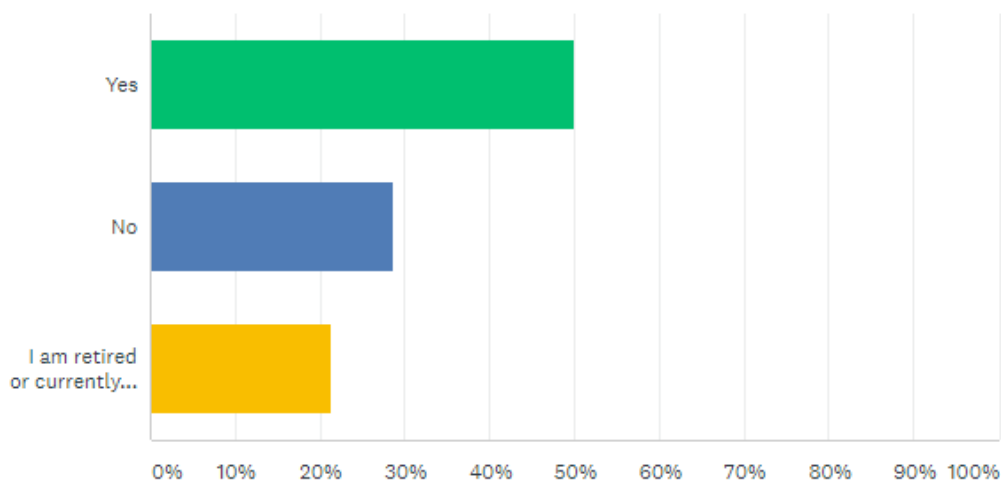
Public Survey

PUBLIC SURVEY

L&M Engineering Ltd. conducted an online survey of residents in order to gain additional insights related to housing needs in the District of Port Edward. The online survey was posted for a period of 2 weeks using Survey Monkey in October 2019. For those residents that were unable to access the internet, hard copies of the survey were available at the District of Port Edward municipal office. An invitation to participate in the online survey was mailed out to all residents of Port Edward and a link to the online survey was posted on the District's website in an effort to ensure that residents had every opportunity to participate in the resident survey. The survey received a combine total of 14 responses which is well below the number of responses that was required to have a statistically valid sample. Thus findings from the survey do not represent the overall population's insight on housing needs in Port Edward.

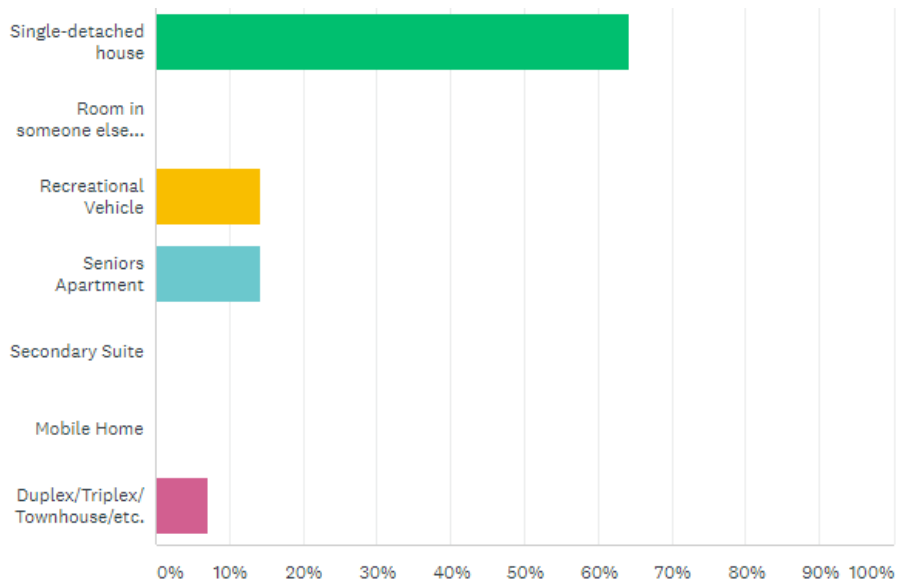
Question #1: Do you currently work within the District of Port Edward?

All 14 participants responded to this question and 50% of participants indicated that they currently work within Port Edward. Four participants indicated that they do not work within Port Edward and of those four, two (2) participants indicated that they work in Prince Rupert.



Question #2: Which of the following best describes your current dwelling type?

Of the 14 participants that responded to this question, 9 indicated that they currently reside in a single-detached home, 2 indicated that they reside in a recreational vehicle, 2 indicated that they resident in the affordable seniors residence and 1 indicated that they reside in a duplex, triplex, townhouse, etc.



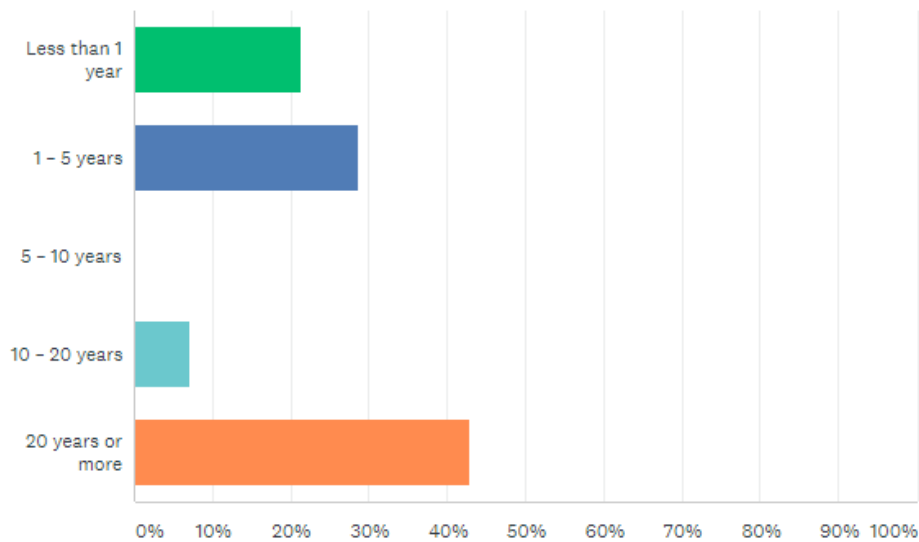
Question #3: How many people, including you, currently live in your household within the following age groups?

AGE	RESPONSES (#)
14 years or less	4
15 – 34 years	5
35 – 64 years	11
65 years and over	6

Question #4: How many years have you lived in your current home?

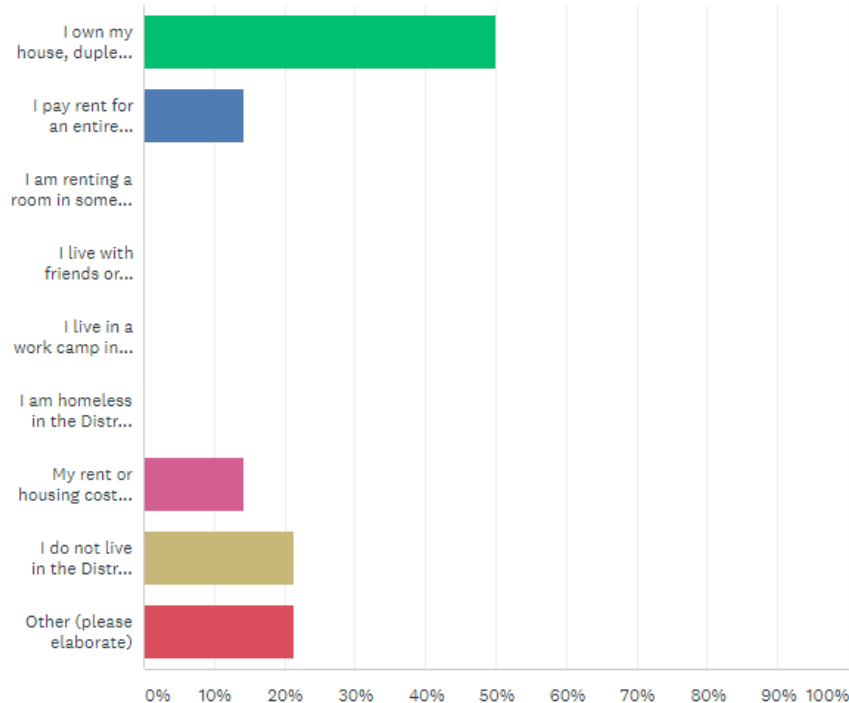
Of the 14 participants that responded to this question, 3 indicated that they have lived in their current home less than 1 year, 4 indicated that they have lived in their current home for 1 – 5 years, 1 indicated that they have lived in their current home for 10 – 20 years and 6 indicated that they have lived in their current home for 20 or more years.

Participants indicated that they have lived in their current home for this length of time because they enjoy living in the Port Edward area and they enjoy the quiet small town nature of the community.



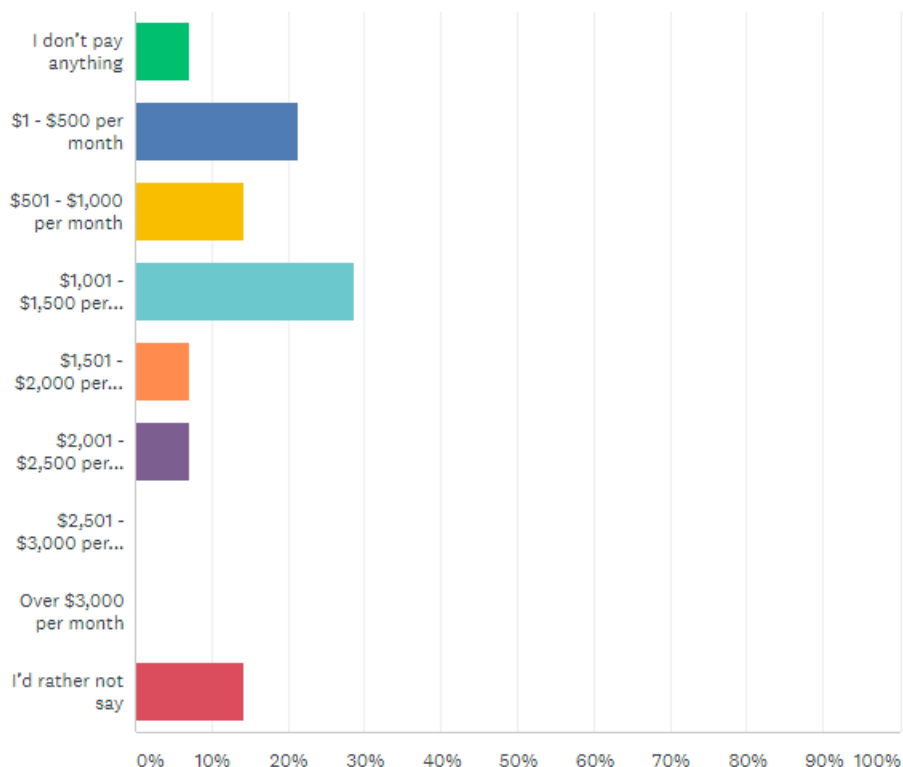
Question #5: What is your current living arrangement?

Respondents had the opportunity to check all of the options below that applied to them. Of the 14 participants that responded to this question, 4 indicated that they do not live within the District of Port Edward and 2 indicated that they reside in “other” living arrangements which included a boat and a recreational vehicle at the local campground.



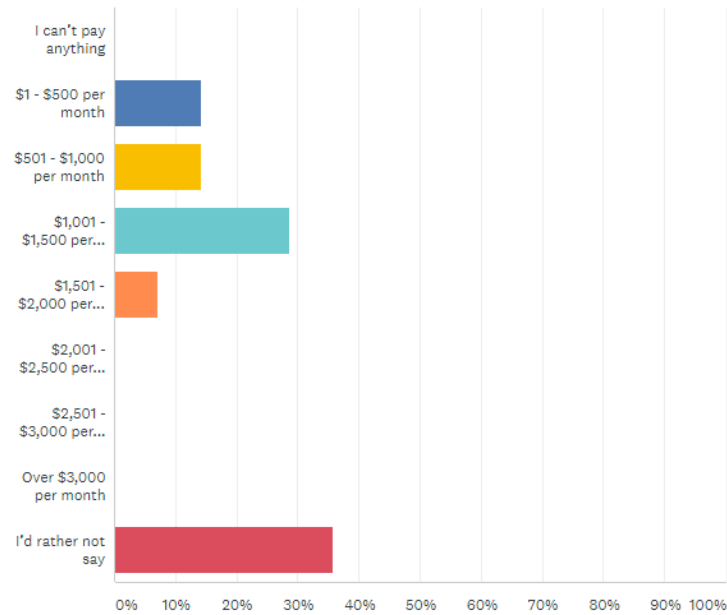
Question #6: What do you pay for housing per month, excluding utilities?

Of the 14 participants that responded, 1 indicated that they do not pay anything for housing per month, 3 indicated that they pay \$1 - \$500 per month, 2 indicated that they pay \$501 - \$1,000 per month, 4 indicated that they pay \$1,001 - \$1,500 per month, 1 indicated that they pay \$1,501 - \$2,000 per month, 1 indicated that they pay \$2,001 - \$2,500 per month and 2 indicated that they would rather not say.



Question #7: What can you afford to pay for housing per month, excluding utilities?

Of the 14 participants that responded, 2 indicated that they could afford to pay \$1 - \$500 a month for housing, 2 indicated that they could afford to pay \$501 - \$1,000 a month for housing, 4 indicated that they could afford to pay \$1,001 - \$1,500 per month for housing, 1 indicated that they could afford to pay \$1,501 - \$2,000 for housing and 5 indicated that they would rather not say.



Question #8: How satisfied are you with your current living conditions?

	Highly satisfied	Somewhat satisfied	Neutral	Somewhat dissatisfied	Highly dissatisfied	Total
Quality of housing (whether it needs repairs, etc.)	50% 7	7% 1	14% 2	29% 4	0% 0	14
Size of the housing (whether large enough for household)	62% 8	15% 2	15% 2	8% 1	0% 0	13
Housing costs (whether mortgage payment or rental payment is affordable)	50% 7	7% 1	21% 3	7% 1	14% 2	14
Housing accessibility (whether adequate for those with disabilities)	30% 4	15% 2	38% 5	8% 1	8% 1	13

Quality of neighbourhood (crime, homelessness, etc.)	29% 4	29% 4	21% 3	21% 3	0% 0	14
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Question #9: What are some pressing housing issues in your neighbourhood?

	Not a problem	Minor Problem	Major Problem	Total
Do homes need major repairs?	14% 2	64% 9	21% 3	14
Are homes overcrowded?	36% 5	57% 8	7% 1	14
Are homes too expensive?	21% 3	21% 3	57% 8	14
Is homelessness/near homelessness a problem?	50% 7	35% 5	14% 2	14
Is the amount of services provided (roads, sewer, water and electricity) a problem?	50% 7	21% 3	29% 4	14
Are there sufficient housing options for difference people with different needs (ex. single people, elders, families, etc.)?	0% 0	31% 4	69% 9	13
Are there too many vacant lots in the neighbourhood?	50% 7	14% 2	36% 5	14

Participants indicated the following additional comments regarding housing issues in their neighbourhood:

- There is not enough rental units in Port Edward and the housing market is too expensive especially for first time buyers.

- Quality of life in Port Edward is poor due to CN and the noise from trains. As train traffic increases, the value of homes decreases. New residents in the area have indicated that they chose to buy in Prince Rupert due to the excessive train noise in Port Edward.
- Need more options for those on fixed income, such as building more low cost and seniors housing.
- There is too much industrial development in Port Edward, not interested in living in an industrial park.
- Roads here need to be redone, not just patched.
- There are no apartment buildings in Port Edward; there is a need for this type of housing. The old trailer park could be purchased by the District and tiny homes on wheels could be placed on the land for rent or purchase by singles, seniors or couples for less than \$50,000/month rent or mortgage, all the utilities are already there. Smaller one bedroom/two bedroom accommodations are desperately needed for rent or purchase.
- The only real issue we have is the noise level in Port Edward with the train horns.

Question #10: What kind of housing issues do you believe the District of Port Edward should focus on? Please check all that apply.

Housing Issue	Responses
The available housing options are too expensive	9
The available housing options are too small	1
The available housing options are too large	2
The available housing is old and requires a lot of work	8
There is not enough available housing for seniors	9
There is not enough available housing for people with disabilities	7
There is not enough temporary housing options available for those experiencing homelessness	4
There is not enough land to build a house on	0