

APPENDIX I

HOUSING NEEDS ASSESMENT REPORT – TOWN OF LADYSMITH

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SUMMARY

Housing Needs

Table 1: Ladysmith projection of units needed 2020 and 2025

	2019	2025
0 bedrooms	15	15
1 bedroom	2,520	2,904
2 bedrooms	547	619
3+ bedrooms	762	815
TOTAL	3,843	4,353

DEMOGRAPHIC PROFILE

Population

Table 2: Population over time from 2006–2016

	2006	2011	2016	2011–2016 growth	2006–2016 growth
British Columbia	4,054,605	4,324,455	4,560,240	5%	12%
CVRD	75,495	78,670	81,885	4%	8%
Ladysmith	7,390	7,850	8,360	6%	13%

Figure 1: Five-year and ten-year population growth by jurisdiction from 2006–2016

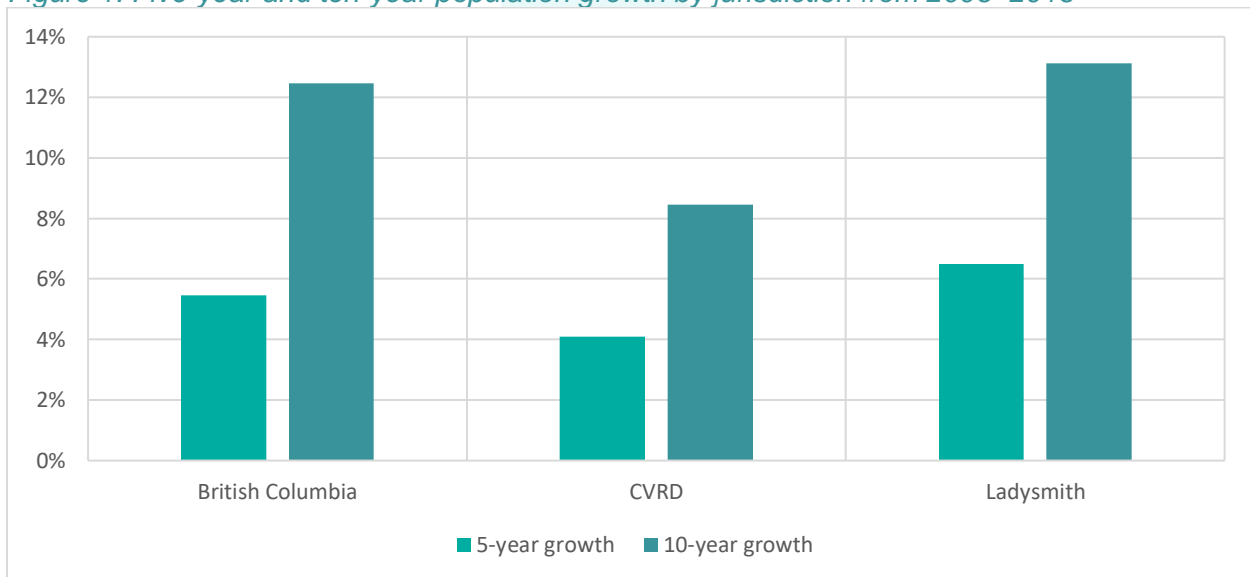


Table 3: Share of CVRD population over time from 2006–2016

	2006	2011	2016
Ladysmith	10%	10%	10%

Age

Table 4: Age distribution by jurisdiction in 2006

	0–4	15–19	20–24	25–64	65–84	85+	Average age
British Columbia	17%	7%	6%	56%	13%	1%	39.2
CVRD	17%	7%	5%	54%	16%	2%	41.4
Ladysmith	17%	7%	4%	53%	17%	2%	42.5

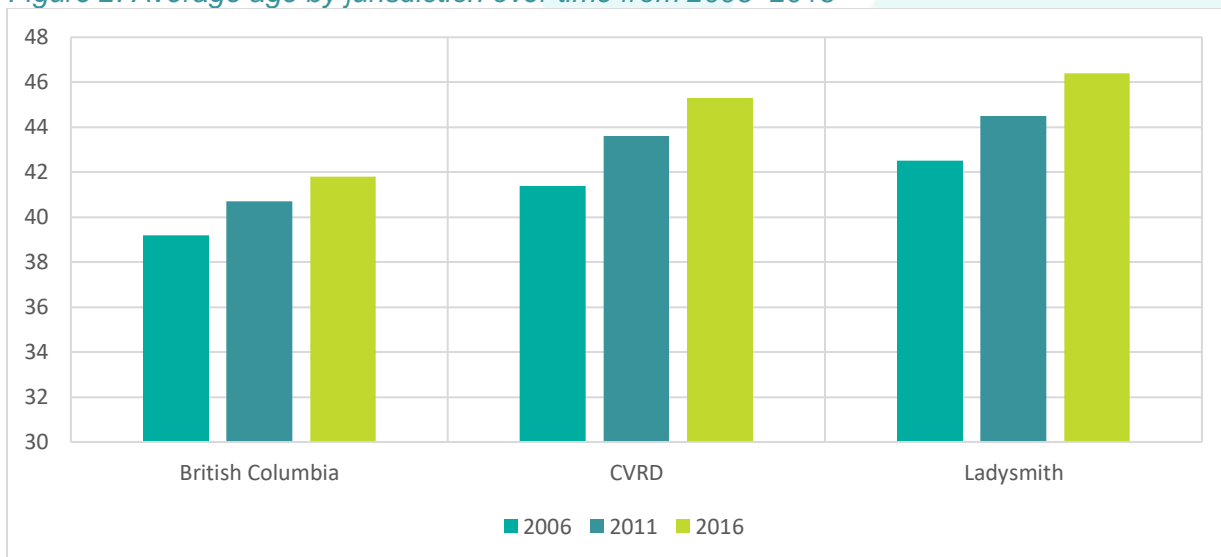
Table 5: Age distribution by jurisdiction in 2011

	0–14	15–19	20–24	25–64	65–84	85+	Average age
British Columbia	16%	6%	6%	57%	13%	2%	40.7
CVRD	15%	6%	5%	54%	17%	2%	43.6
Ladysmith	15%	7%	5%	54%	19%	2%	44.5

Table 6: Age distribution by jurisdiction in 2016

	0–14	15–19	20–24	25–64	65–84	85+	Average age
British Columbia	15%	6%	6%	56%	16%	2%	41.8
CVRD	15%	5%	4%	52%	21%	2%	45.3
Ladysmith	15%	5%	3%	51%	24%	2%	46.4

Figure 2: Average age by jurisdiction over time from 2006–2016



Household Size

Table 7: Distribution of households by number of persons in 2006

	1 person	2 persons	3 persons	4 persons	5+ persons	Average household size
British Columbia	28%	34%	15%	14%	9%	2.5
CVRD	25%	40%	14%	13%	8%	2.4
Ladysmith	27%	41%	13%	13%	5%	2.3

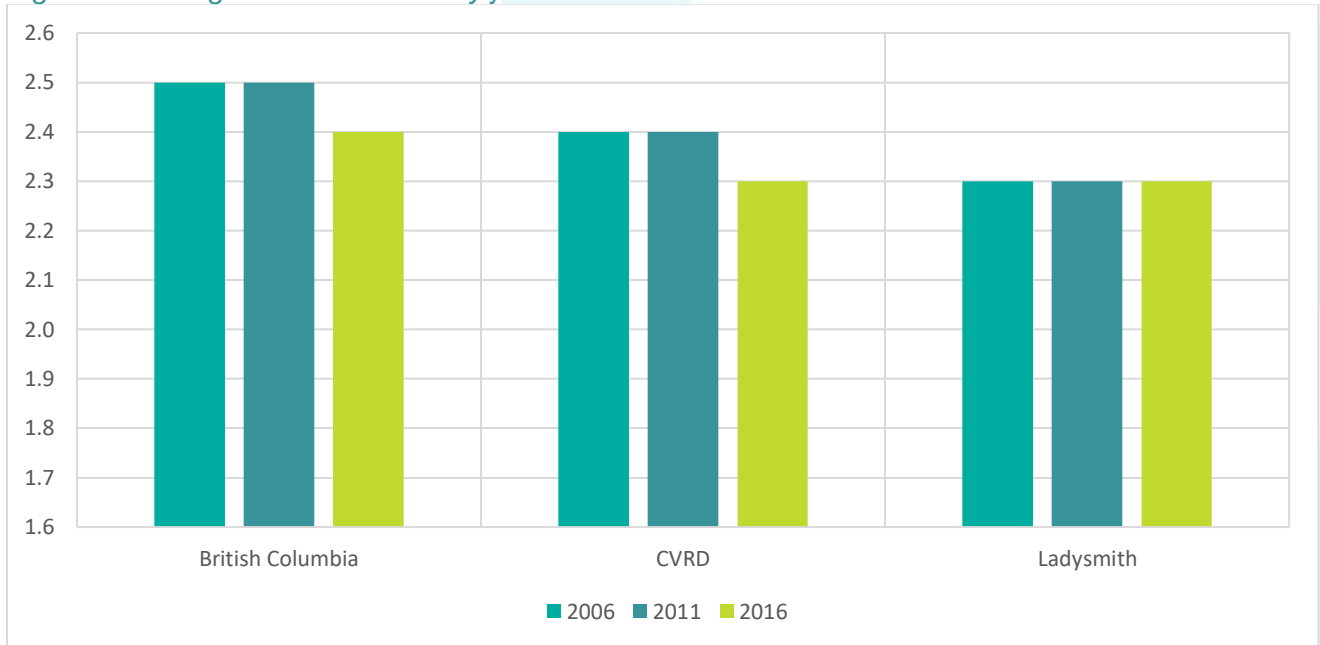
Table 8: Distribution of households by number of persons in 2011

	1 person	2 persons	3 persons	4 persons	5+ persons	Average household size
British Columbia	28%	35%	15%	14%	8%	2.5
CVRD	26%	41%	14%	12%	7%	2.4
Ladysmith	26%	43%	15%	10%	6%	2.3

Table 9: Distribution of households by number of persons in 2016

	1 person	2 persons	3 persons	4 persons	5+ persons	Average household size
British Columbia	29%	35%	15%	13%	8%	2.4
CVRD	27%	42%	13%	11%	6%	2.3
Ladysmith	28%	43%	13%	11%	6%	2.3

Figure 3: Average household size by jurisdiction over time from 2006–2016



Tenure

Table 10: Share of households renting between 2006 and 2016

	2006	2011	2016
British Columbia	30%	30%	32%
CVRD	20%	19%	22%
Ladysmith	19%	21%	19%

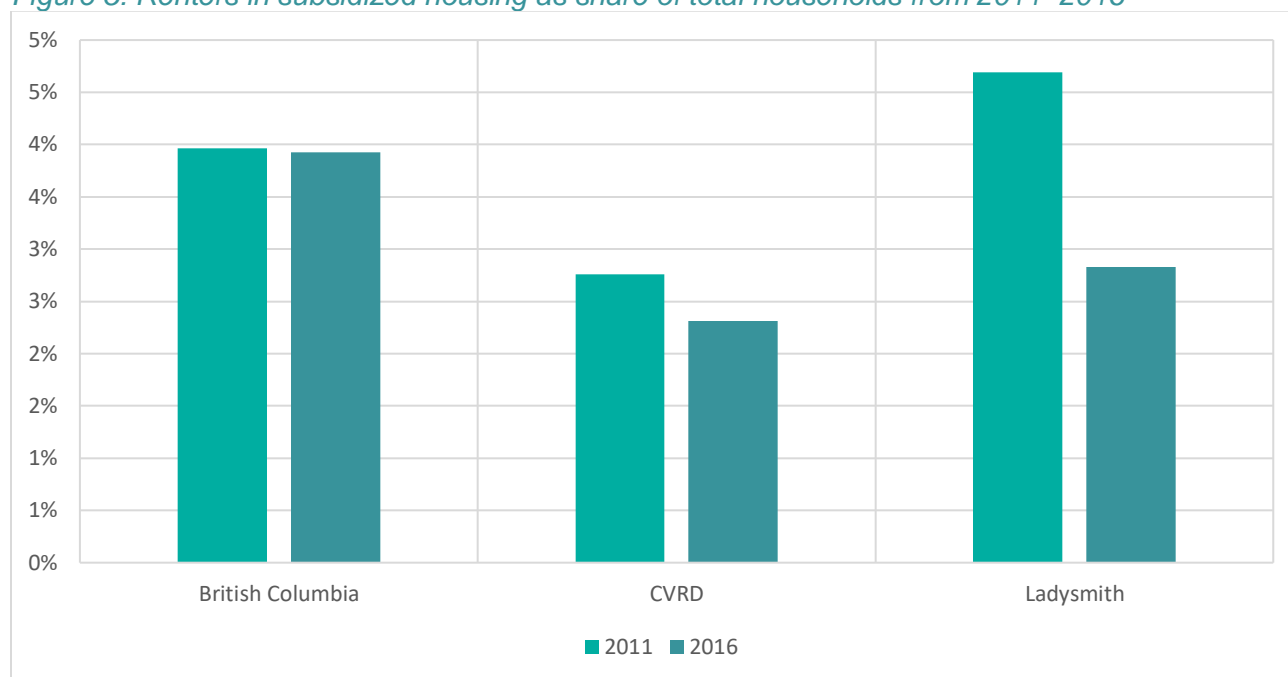
Figure 4: Share of households renting from 2006–2016



Table 11: Renters in subsidized housing as share of total households from 2011–2016

	2011	2016
British Columbia	4%	4%
CVRD	3%	2%
Ladysmith	5%	3%

Figure 5: Renters in subsidized housing as share of total households from 2011–2016



Transportation

Table 12: Annual rides and trips by bus route in the CVRD in 2019ⁱ. Bolded routes serve Ladysmith.

Route Number and Name	Rides	Trips
Conventional Routes		
2: Mt. Prevost/Commons	72,081	9,774
3: Quamichan/Commons	24,370	4,996
4: Maple Bay	25,126	5,274
5: Eagle Heights	12,414	1,674
6: Chemainus/Crofton	38,048	4,584
7: Lake Cowichan	52,337	7,993
8: Mill Bay (Telegraph)	29,079	2,292
9: Mill Bay (Shawnigan Lake)	29,340	1,961
20: Youbou	3,641	2,305
21: Honeymoon Bay	567	2,026
31: Ladysmith/Alderwood	4,203	2,028
34: Ladysmith/Chemainus	7,099	1,352
36: Ladysmith/Duncan	7,007	2,189
Commuter Routes		
66: Duncan/Victoria	55,302	XX ⁱⁱⁱ
99: Shawnigan Lake/Victoria	22,386	XX ⁱⁱⁱ
44: Saturday (Duncan/Victoria)	3,922	XX ⁱⁱⁱ

INCOME AND ECONOMY

Household Income

Table 13: Share of households by annual income in 2006

	\$0 - \$4,999	\$5,000 - \$9,999	\$10,000 - \$14,999	\$15,000 - \$19,999	\$20,000 - \$24,999	\$25,000 - \$29,999	\$30,000 - \$34,999	\$35,000 - \$39,999	\$40,000 - \$44,999	\$45,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$69,999	\$70,000 - \$79,999	\$80,000 - \$89,999	\$90,000 - \$99,000	\$100,000 - \$124,999	\$125,000 - \$149,000	\$150,000 - \$199,999	\$200,000+	Median household income
British Columbia	3%	2%	3%	5%	5%	4%	5%	5%	5%	4%	8%	7%	7%	6%	5%	10%	6%	6%	4%	\$62,372
CVRD	2%	2%	3%	5%	5%	5%	5%	5%	5%	4%	9%	8%	8%	7%	6%	9%	6%	5%	3%	\$60,430
Ladysmith	1%	1%	3%	5%	7%	5%	4%	4%	6%	5%	11%	8%	8%	6%	5%	9%	6%	5%	1%	\$59,099

Table 14: Share of households by annual income in 2011

	\$0 - \$4,999	\$5,000 - \$9,999	\$10,000 - \$14,999	\$15,000 - \$19,999	\$20,000 - \$24,999	\$25,000 - \$29,999	\$30,000 - \$34,999	\$35,000 - \$39,999	\$40,000 - \$44,999	\$45,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$69,999	\$70,000 - \$79,999	\$80,000 - \$89,999	\$90,000 - \$99,000	\$100,000 - \$124,999	\$125,000 - \$149,000	\$150,000 - \$199,999	\$200,000+	Median household income
British Columbia	3%	2%	3%	5%	4%	4%	4%	4%	4%	4%	8%	7%	6%	6%	5%	10%	7%	7%	5%	\$65,555
CVRD	2%	2%	3%	4%	6%	4%	6%	5%	5%	4%	8%	7%	7%	7%	6%	10%	6%	5%	3%	\$61,347
Ladysmith	1%	2%	1%	4%	5%	3%	7%	4%	6%	6%	12%	5%	7%	5%	6%	10%	7%	6%	3%	\$59,153

Table 15: Share of households by annual income in 2016

	\$0 - \$4,999	\$5,000 - \$9,999	\$10,000 - \$14,999	\$15,000 - \$19,999	\$20,000 - \$24,999	\$25,000 - \$29,999	\$30,000 - \$34,999	\$35,000 - \$39,999	\$40,000 - \$44,999	\$45,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$69,999	\$70,000 - \$79,999	\$80,000 - \$89,999	\$90,000 - \$99,000	\$100,000 - \$124,999	\$125,000 - \$149,000	\$150,000 - \$199,999	\$200,000+	Median household income
British Columbia	2%	1%	3%	4%	4%	4%	4%	4%	4%	4%	8%	7%	7%	6%	5%	11%	7%	8%	6%	\$69,979
CVRD	1%	1%	3%	4%	5%	4%	5%	5%	5%	4%	8%	8%	7%	7%	5%	11%	7%	7%	4%	\$65,078
Ladysmith	1%	2%	1%	4%	4%	4%	5%	5%	6%	4%	8%	8%	8%	6%	6%	11%	8%	7%	3%	\$67,584

Figure 6: Median annual household income from 2006–2016



Table 16: Median real annual household income (constant 2019 dollars)^{iv} from 2006–2016

	2006	2011	2016
Ladysmith	\$73,455	\$69,193	\$69,863

Figure 7: Median real annual household income (constant 2019 dollars)^v from 2006–2016

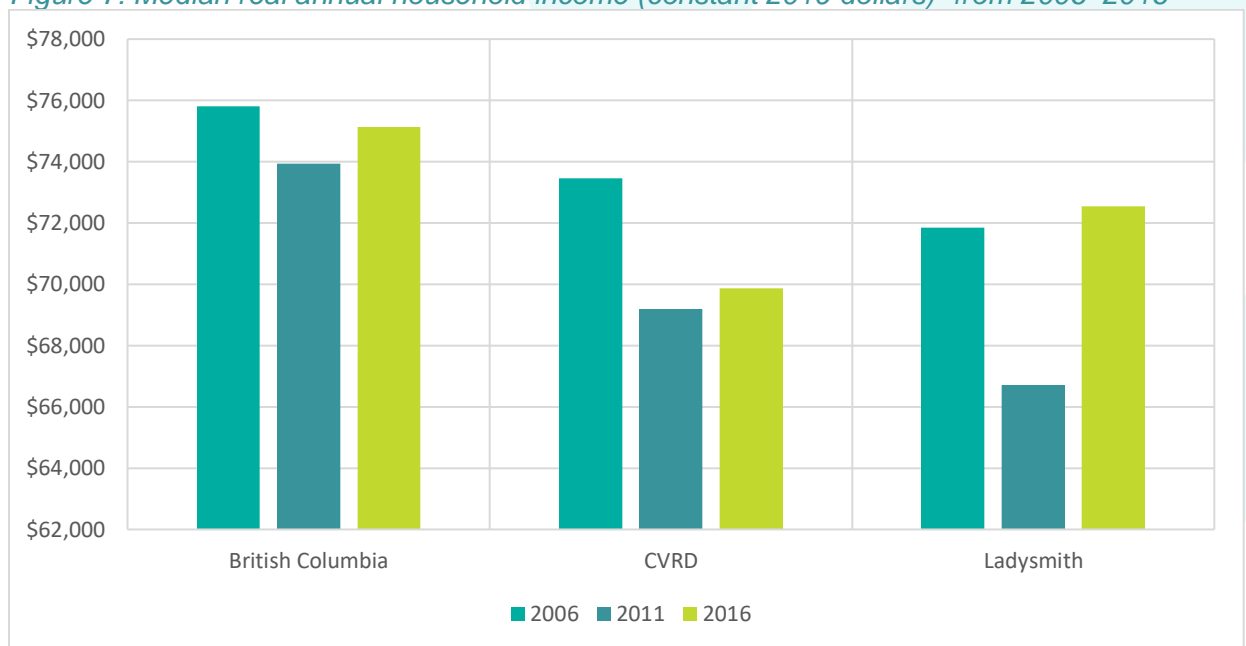


Table 17: Share of owner households by annual income in 2006

	\$0 - \$4,999	\$5,000 - \$9,999	\$10,000 - \$14,999	\$15,000 - \$19,999	\$20,000 - \$24,999	\$25,000 - \$29,999	\$30,000 - \$34,999	\$35,000 - \$39,999	\$40,000 - \$44,999	\$45,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$69,999	\$70,000 - \$79,999	\$80,000 - \$89,999	\$90,000 - \$99,000	\$100,000 - \$124,999	\$125,000 - \$149,000	\$150,000 - \$199,999	\$200,000+	Median household income
British Columbia	2%	1%	2%	3%	3%	3%	4%	4%	4%	4%	8%	8%	7%	7%	6%	12%	8%	8%	6%	\$75,243
CVRD	2%	1%	2%	3%	4%	5%	4%	4%	5%	4%	9%	8%	9%	8%	6%	11%	7%	6%	3%	\$68,945
Ladysmith	1%	0%	1%	3%	5%	3%	4%	5%	5%	4%	11%	10%	9%	6%	7%	11%	7%	6%	2%	\$66,573

Table 18: Share of owner households by annual income in 2011

	\$0 - \$4,999	\$5,000 - \$9,999	\$10,000 - \$14,999	\$15,000 - \$19,999	\$20,000 - \$24,999	\$25,000 - \$29,999	\$30,000 - \$34,999	\$35,000 - \$39,999	\$40,000 - \$44,999	\$45,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$69,999	\$70,000 - \$79,999	\$80,000 - \$89,999	\$90,000 - \$99,000	\$100,000 - \$124,999	\$125,000 - \$149,000	\$150,000 - \$199,999	\$200,000+	Median household income
British Columbia	2%	1%	2%	3%	3%	3%	4%	4%	4%	4%	7%	7%	7%	7%	6%	12%	8%	9%	7%	\$78,302
CVRD	2%	1%	2%	3%	4%	3%	5%	4%	5%	4%	8%	7%	8%	8%	6%	12%	8%	6%	4%	\$71,401
Ladysmith	1%	2%	1%	2%	4%	2%	6%	3%	4%	7%	12%	6%	7%	6%	7%	12%	9%	7%	4%	\$71,433

Table 19: Share of owner households by annual income in 2016

	\$0 - \$4,999	\$5,000 - \$9,999	\$10,000 - \$14,999	\$15,000 - \$19,999	\$20,000 - \$24,999	\$25,000 - \$29,999	\$30,000 - \$34,999	\$35,000 - \$39,999	\$40,000 - \$44,999	\$45,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$69,999	\$70,000 - \$79,999	\$80,000 - \$89,999	\$90,000 - \$99,000	\$100,000 - \$124,999	\$125,000 - \$149,000	\$150,000 - \$199,999	\$200,000+	Median household income
British Columbia	1%	1%	1%	2%	3%	3%	3%	4%	4%	4%	7%	7%	7%	6%	6%	12%	9%	10%	9%	\$84,333
CVRD	1%	1%	1%	3%	3%	3%	4%	4%	5%	4%	8%	8%	7%	7%	6%	13%	8%	8%	5%	\$75,408
Ladysmith	1%	1%	1%	2%	2%	4%	5%	5%	5%	5%	8%	9%	8%	7%	7%	13%	9%	8%	3%	\$76,470

Figure 8: Median annual household income among owner households from 2006–2016

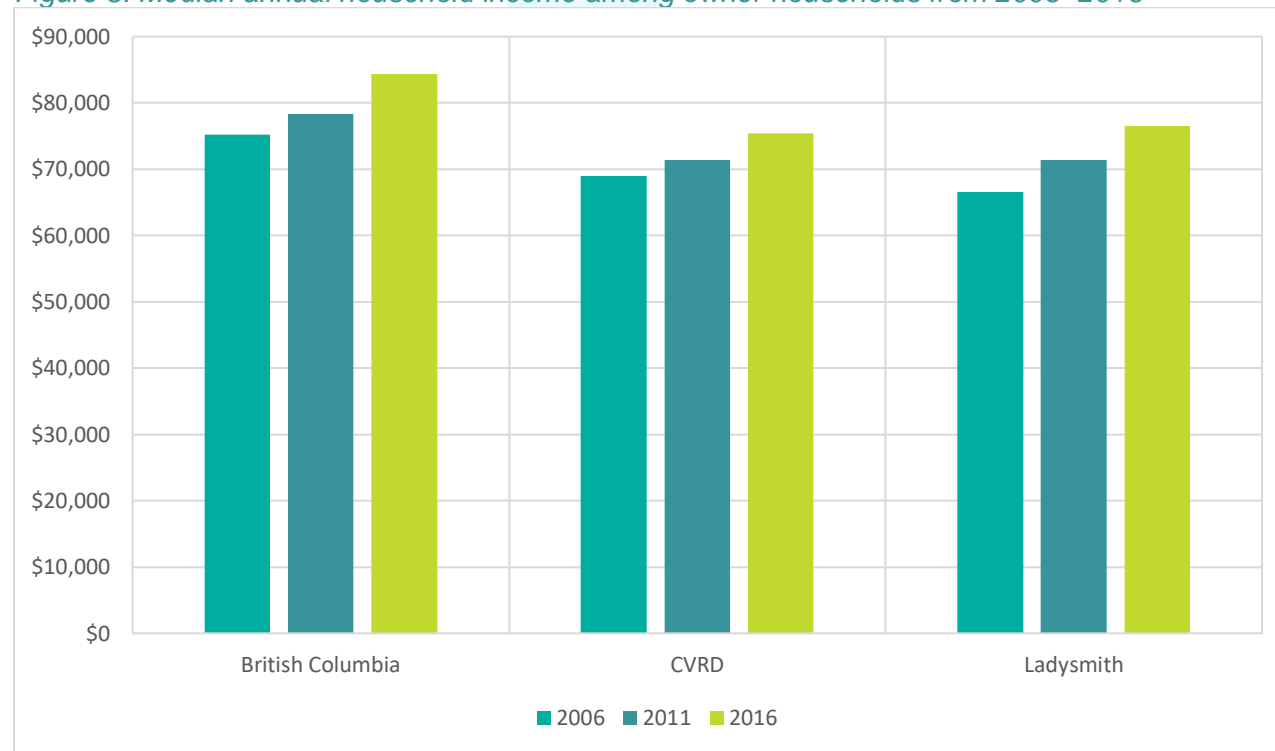


Table 20: Share of renter households by annual income in 2006

	\$0 - \$4,999	\$5,000 - \$9,999	\$10,000 - \$14,999	\$15,000 - \$19,999	\$20,000 - \$24,999	\$25,000 - \$29,999	\$30,000 - \$34,999	\$35,000 - \$39,999	\$40,000 - \$44,999	\$45,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$69,999	\$70,000 - \$79,999	\$80,000 - \$89,999	\$90,000 - \$99,000	\$100,000 - \$124,999	\$125,000 - \$149,000	\$150,000 - \$199,999	\$200,000+	Median household income
British Columbia	5%	4%	7%	9%	8%	6%	6%	6%	6%	5%	9%	7%	6%	4%	3%	5%	2%	2%	1%	\$39,548
CVRD	3%	4%	9%	12%	10%	7%	8%	6%	5%	5%	8%	6%	5%	3%	2%	3%	1%	1%	0%	\$32,407
Ladysmith	0%	2%	10%	12%	12%	13%	5%	2%	7%	10%	11%	2%	6%	3%	0%	2%	0%	2%	0%	\$31,747

Table 21: Share of renter households by annual income in 2011

	\$0 - \$4,999	\$5,000 - \$9,999	\$10,000 - \$14,999	\$15,000 - \$19,999	\$20,000 - \$24,999	\$25,000 - \$29,999	\$30,000 - \$34,999	\$35,000 - \$39,999	\$40,000 - \$44,999	\$45,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$69,999	\$70,000 - \$79,999	\$80,000 - \$89,999	\$90,000 - \$99,000	\$100,000 - \$124,999	\$125,000 - \$149,000	\$150,000 - \$199,999	\$200,000+	Median household income
British Columbia	6%	3%	6%	8%	7%	6%	6%	6%	5%	5%	8%	7%	6%	5%	3%	6%	3%	3%	2%	\$41,975
CVRD	5%	4%	9%	8%	11%	7%	10%	8%	6%	4%	8%	4%	4%	3%	3%	3%	1%	1%	0%	\$33,373
Ladysmith	0%	4%	2%	10%	13%	10%	14%	4%	13%	4%	10%	0%	7%	3%	0%	4%	2%	0%	0%	\$33,424

Table 22: Share of renter households by annual income in 2016

	\$0 - \$4,999	\$5,000 - \$9,999	\$10,000 - \$14,999	\$15,000 - \$19,999	\$20,000 - \$24,999	\$25,000 - \$29,999	\$30,000 - \$34,999	\$35,000 - \$39,999	\$40,000 - \$44,999	\$45,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$69,999	\$70,000 - \$79,999	\$80,000 - \$89,999	\$90,000 - \$99,000	\$100,000 - \$124,999	\$125,000 - \$149,000	\$150,000 - \$199,999	\$200,000+	Median household income
British Columbia	4%	3%	6%	8%	7%	6%	6%	5%	5%	5%	9%	7%	6%	5%	4%	7%	4%	3%	2%	\$45,848
CVRD	2%	3%	7%	10%	10%	7%	6%	6%	6%	5%	8%	7%	6%	4%	3%	4%	2%	1%	1%	\$38,406
Ladysmith	2%	3%	2%	12%	10%	7%	5%	6%	11%	3%	8%	6%	5%	2%	5%	6%	4%	1%	1%	\$40,662

Figure 9: Median annual household income among renter households from 2006–2016

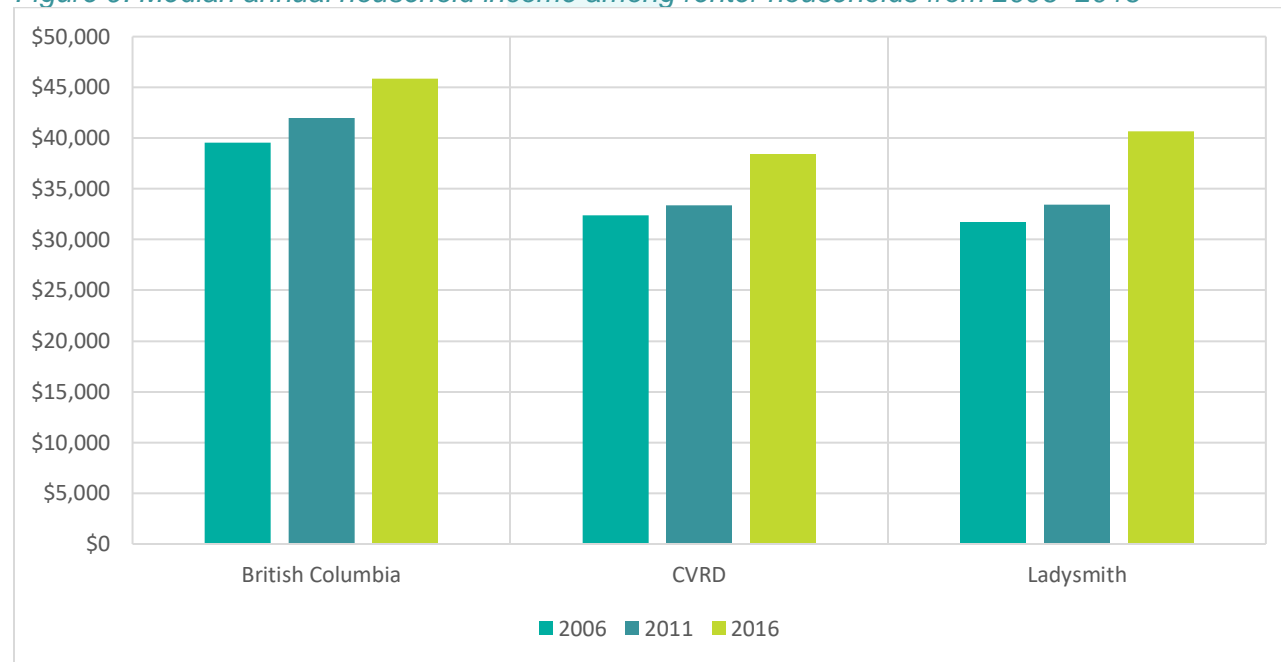
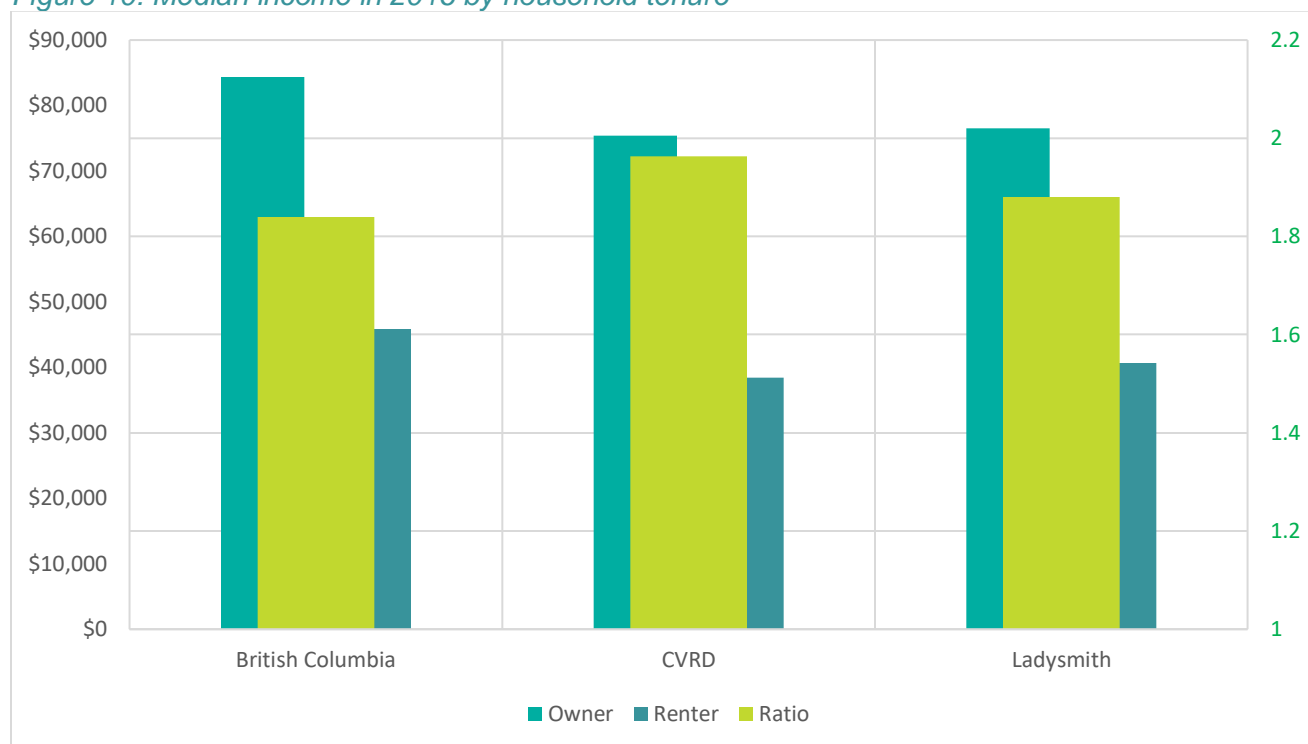


Figure 10: Median income in 2016 by household tenure



Employment

Table 23: Labour force (employed or unemployed but seeking employment) from 2006–2016

	2006	2011	2016
British Columbia	2,217,080	2,354,245	2,471,665
CVRD	37,690	39,025	39,945
Ladysmith	3,555	3,975	4,040

Table 24: Participation rate (labour force as share of working-age population) from 2006–2016

	2006	2011	2016
British Columbia	65.7%	64.6%	63.9%
CVRD	60.2%	58.7%	57.4%
Ladysmith	57.9%	59.2%	56.9%

Figure 11: Participation rate over time from 2006–2016

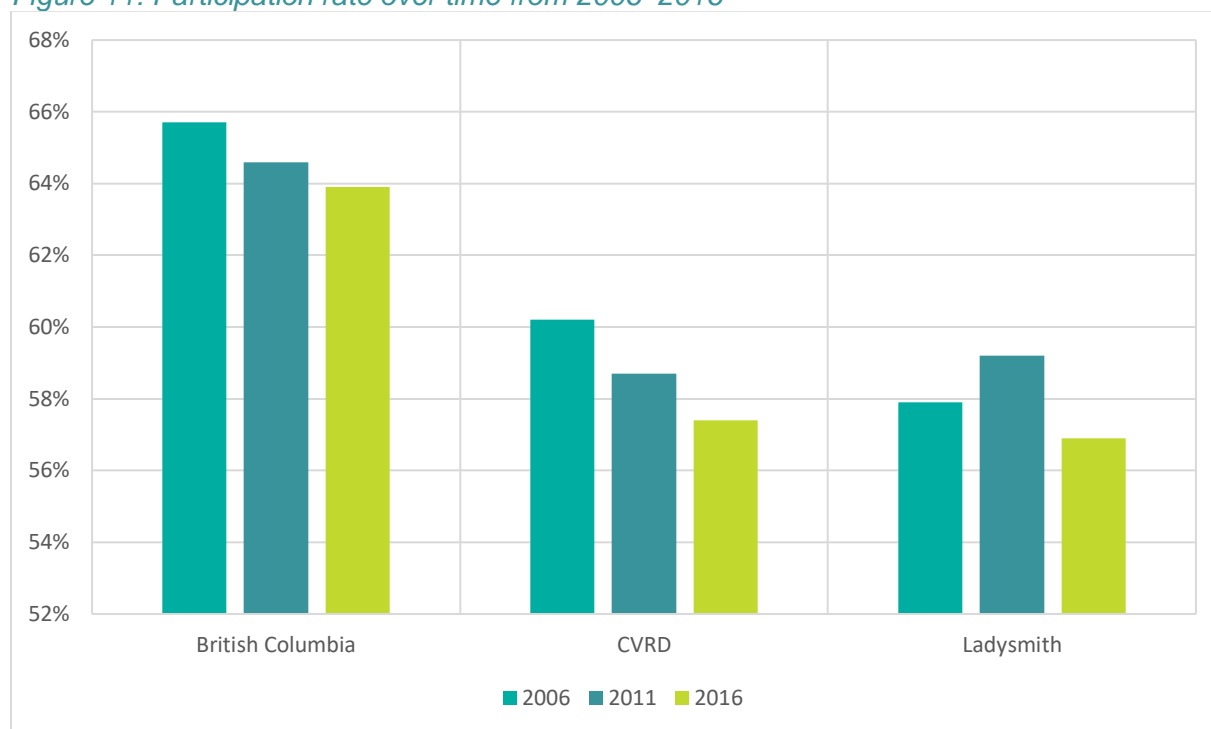
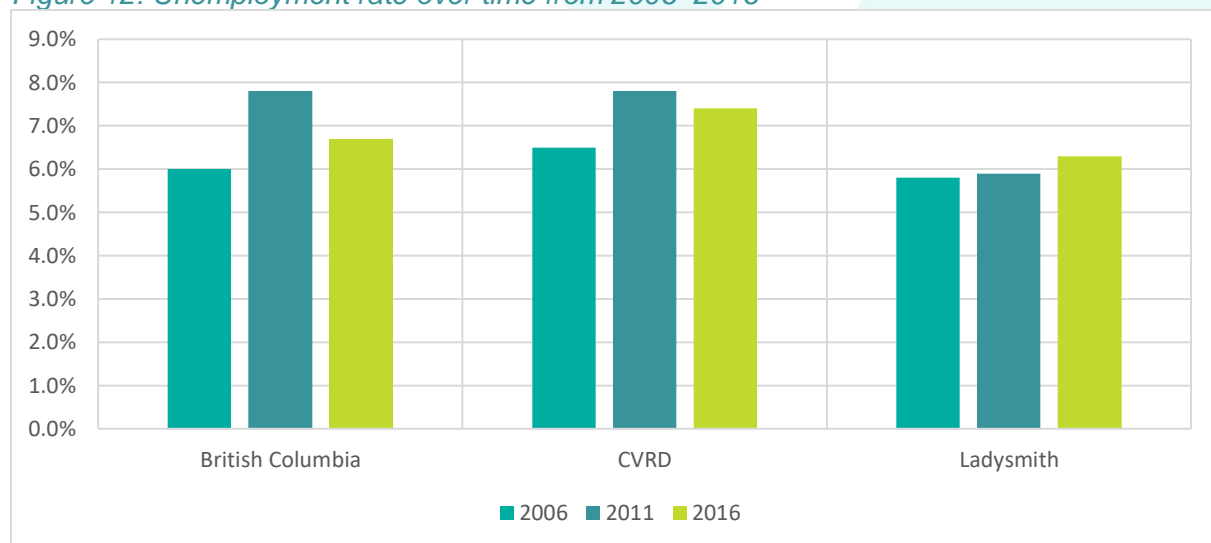


Table 25: Unemployment rate (share of labour force unemployed) from 2006–2016

	2006	2011	2016
British Columbia	6.0%	7.8%	6.7%
CVRD	6.5%	7.8%	7.4%
Ladysmith	5.8%	5.9%	6.3%

Figure 12: Unemployment rate over time from 2006–2016



Industry

Table 26: Share of labour force by industry sector in 2006

	Agriculture, forestry, fishing & hunting	Mining, quarrying, oil & gas	Utilities	Construction	Manufacturing	Wholesale trade	Retail trade	Transportation & warehouse	Information & cultural services	Finance & insurance	Real estate, rental & leasing	Professional, scientific & technical services	Management	Administrative, support, waste management & remediation services	Educational services	Health care & social assistance	Arts, entertainment and recreation	Accommodation & food services	Other services	Public administration	NA
British Columbia	3%	1%	1%	7%	9%	4%	11%	5%	3%	4%	2%	7%	0%	4%	7%	10%	2%	8%	5%	5%	1%
CVRD	6%	0%	0%	9%	9%	2%	13%	3%	1%	3%	2%	4%	0%	4%	7%	11%	2%	8%	5%	7%	2%
Ladysmith	4%	0%	0%	7%	14%	2%	11%	5%	2%	5%	3%	4%	0%	4%	7%	10%	3%	7%	5%	5%	1%

Table 27: Share of labour force by industry sector in 2011

	Agriculture, forestry, fishing & hunting	Mining, quarrying, oil & gas	Utilities	Construction	Manufacturing	Wholesale trade	Retail trade	Transportation & warehouse	Information & cultural services	Finance & insurance	Real estate, rental & leasing	Professional, scientific & technical services	Management	Administrative, support, waste management & remediation services	Educational services	Health care & social assistance	Arts, entertainment and recreation	Accommodation & food services	Other services	Public administration	NA
British Columbia	3%	1%	1%	8%	6%	4%	11%	5%	3%	4%	2%	8%	0%	4%	7%	11%	2%	8%	5%	6%	2%
CVRD	5%	1%	0%	10%	7%	2%	13%	4%	1%	3%	2%	5%	0%	4%	7%	12%	2%	7%	5%	8%	2%
Ladysmith	4%	0%	1%	8%	7%	2%	13%	6%	1%	5%	3%	5%	0%	5%	7%	10%	3%	9%	4%	5%	1%

Table 28: Share of labour force by industry sector in 2016

	Agriculture, forestry, fishing & hunting	Mining, quarrying, oil & gas	Utilities	Construction	Manufacturing	Wholesale trade	Retail trade	Transportation & warehouse	Information & cultural services	Finance & insurance	Real estate, rental & leasing	Professional, scientific & technical services	Management	Administrative, support, waste management & remediation services	Educational services	Health care & social assistance	Arts, entertainment and recreation	Accommodation & food services	Other services	Public administration	NA
British Columbia	3%	1%	1%	8%	6%	3%	11%	5%	3%	4%	2%	8%	0%	4%	7%	11%	2%	8%	5%	5%	2%
CVRD	5%	1%	0%	10%	7%	2%	13%	4%	1%	3%	2%	6%	0%	5%	7%	12%	2%	7%	5%	7%	2%
Ladysmith	3%	1%	1%	7%	9%	3%	12%	6%	2%	4%	2%	5%	0%	4%	7%	11%	1%	8%	5%	8%	2%

HOUSING PROFILE

Dwelling Types

Table 29: Housing units by jurisdiction over time from 2006-2016

	2006	2011	2016	2011–2016 growth	2006–2016 growth
British Columbia	1,643,150	1,764,635	1,881,965	7%	15%
CVRD	31,260	33,165	35,275	6%	13%
Ladysmith	3,185	3,410	3,710	9%	16%

Figure 13: Five-year and ten-year housing supply growth by jurisdiction from 2006–2016

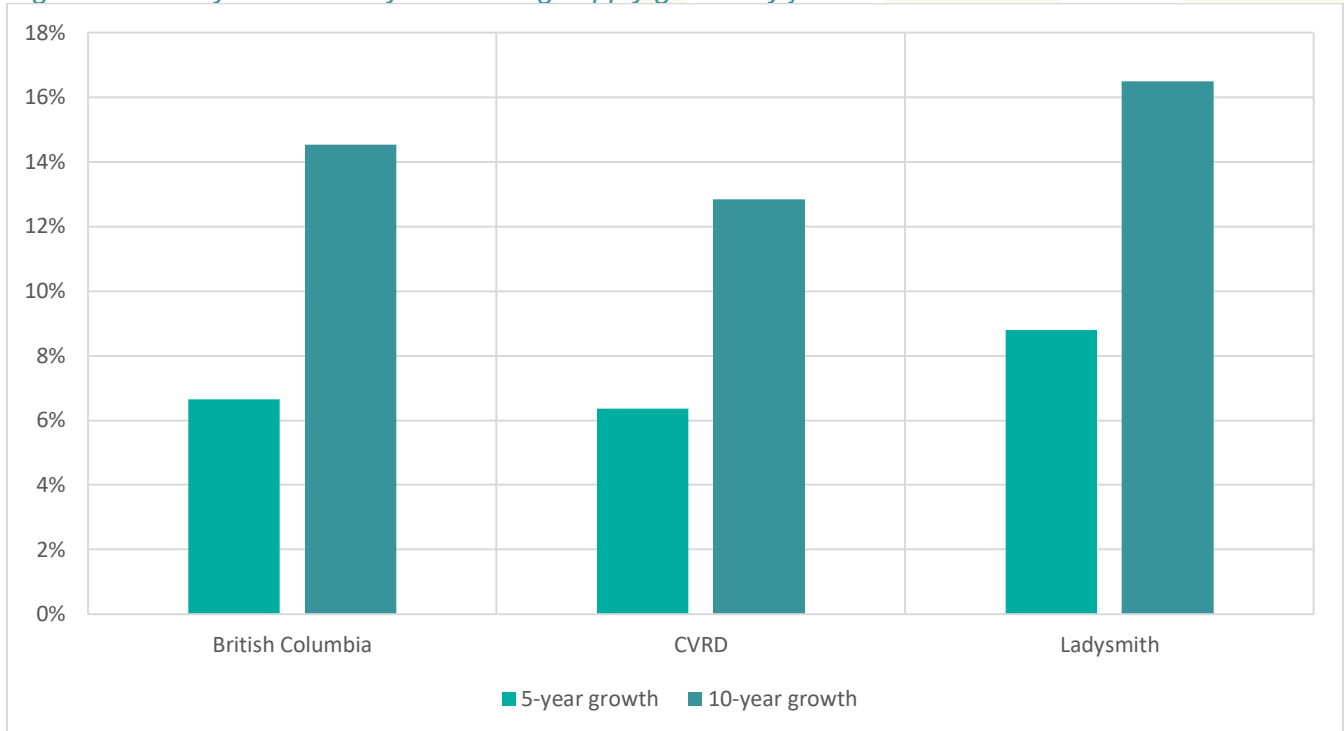


Table 30: Share of total housing units by type in 2006

	Single-detached	Semi-detached	Other single attached	Row house	Apartment in duplex	Apartment (1–4 storeys)	Apartment (5+ storeys)	Movable dwelling
British Columbia	49%	3%	0%	7%	10%	21%	7%	3%
CVRD	74%	4%	0%	4%	3%	10%	0%	4%
Ladysmith	71%	3%	0%	8%	2%	11%	0%	4%

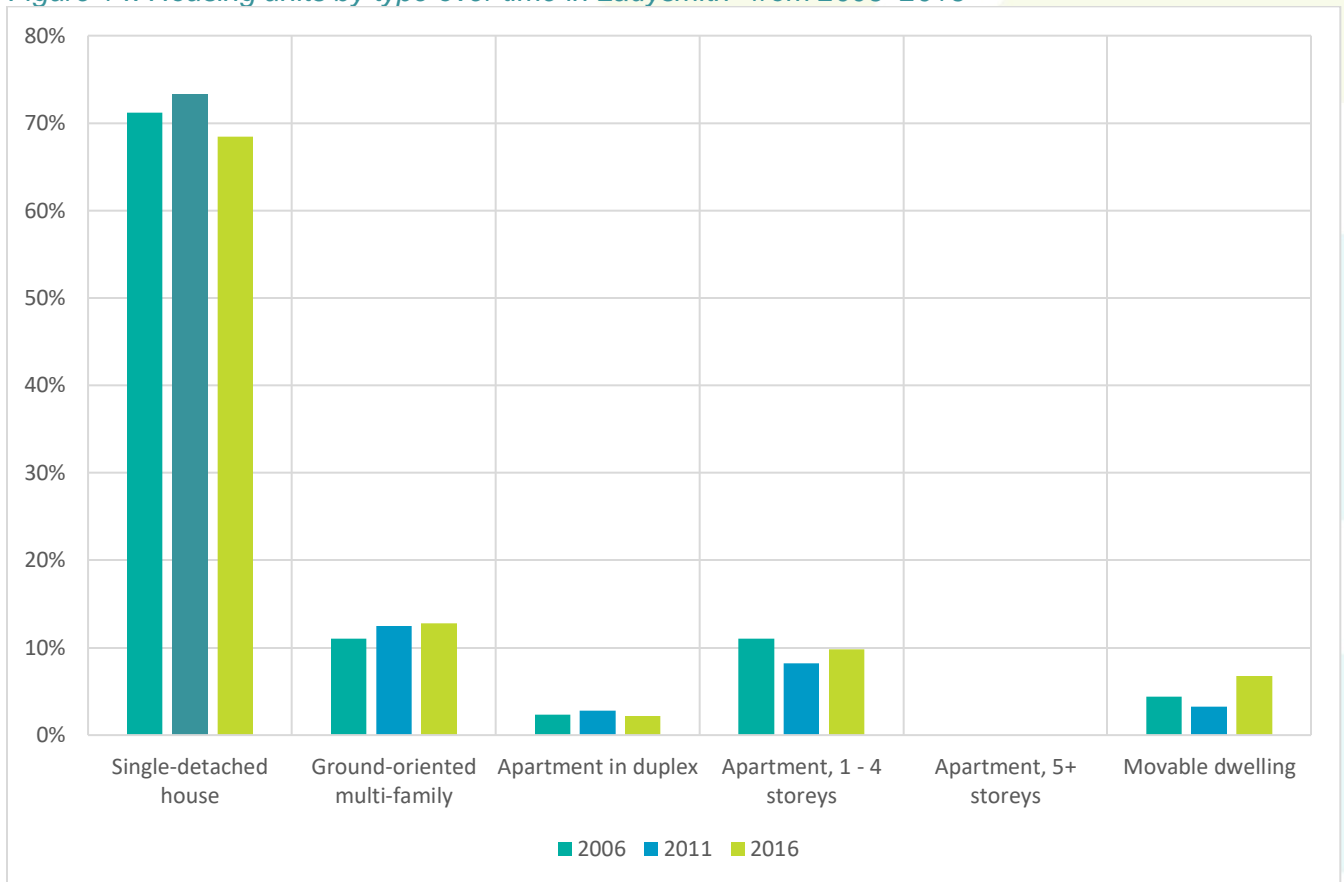
Table 31: Share of total housing units by type in 2011

	Single-detached	Semi-detached	Other single attached	Row house	Apartment in duplex	Apartment (1–4 storeys)	Apartment (5+ storeys)	Movable dwelling
British Columbia	48%	3%	0%	8%	10%	20%	8%	3%
CVRD	76%	4%	0%	5%	2%	9%	0%	4%
Ladysmith	73%	3%	0%	9%	3%	8%	0%	3%

Table 32: Share of total housing units by type in 2016

	Single-detached	Semi-detached	Other single attached	Row house	Apartment in duplex	Apartment (1–4 storeys)	Apartment (5+ storeys)	Movable dwelling
British Columbia	44%	3%	0%	8%	12%	20%	9%	3%
CVRD	73%	4%	0%	5%	3%	9%	0%	5%
Ladysmith	68%	6%	0%	7%	2%	10%	0%	7%

Figure 14: Housing units by type over time in Ladysmith^{vi} from 2006–2016

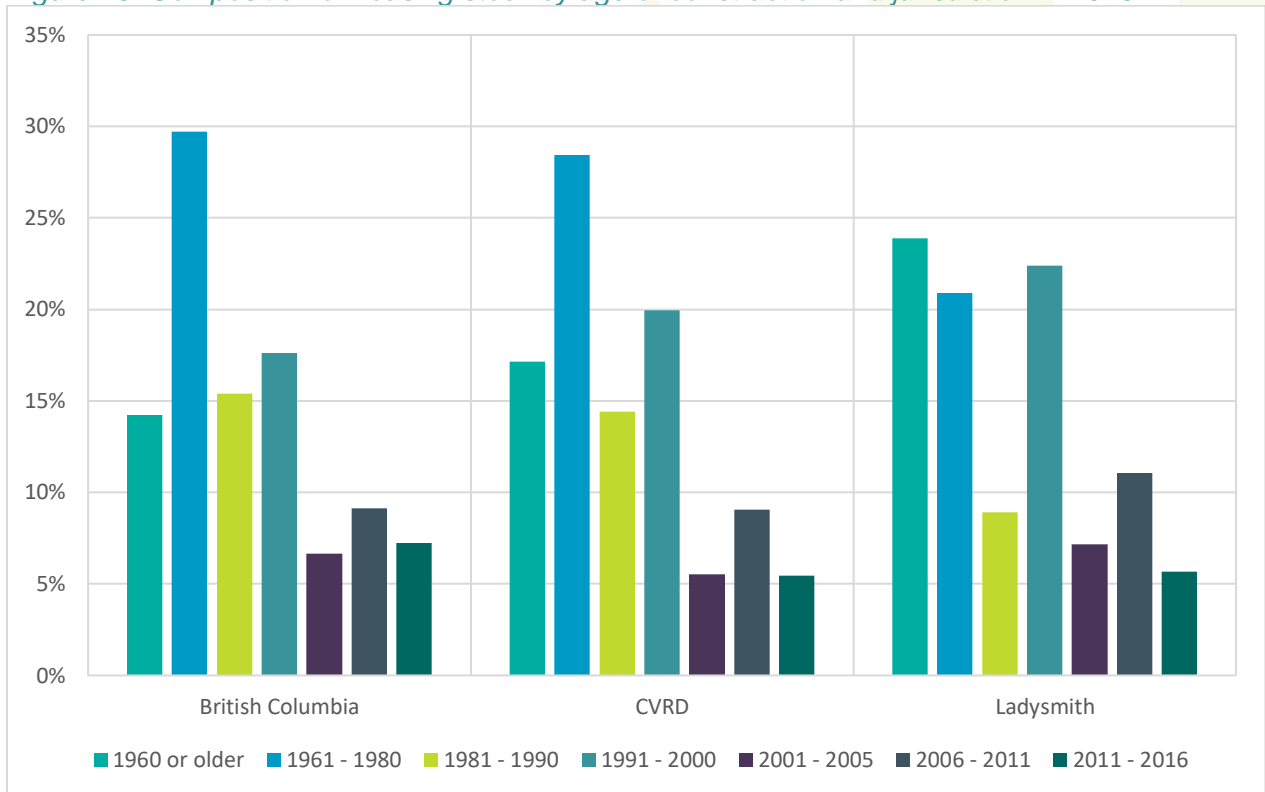


Dwelling Age

Table 33: Share of dwellings by year of construction in 2016

	1960 or earlier	1961–1980	1981–1990	1991–2000	2001–2005	2006–2010	2011–2016
British Columbia	14%	30%	15%	18%	7%	9%	7%
CVRD	17%	28%	14%	20%	6%	9%	5%
Ladysmith	24%	21%	9%	22%	7%	11%	6%

Figure 15: Composition of housing stock by age of construction and jurisdiction in 2016



Bedroom Number

Table 34: Share of housing units by bedroom count in 2006

	No bedrooms	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
British Columbia	4%	16%	26%	29%	25%
CVRD	1%	9%	28%	39%	23%
Ladysmith	2%	8%	27%	38%	24%

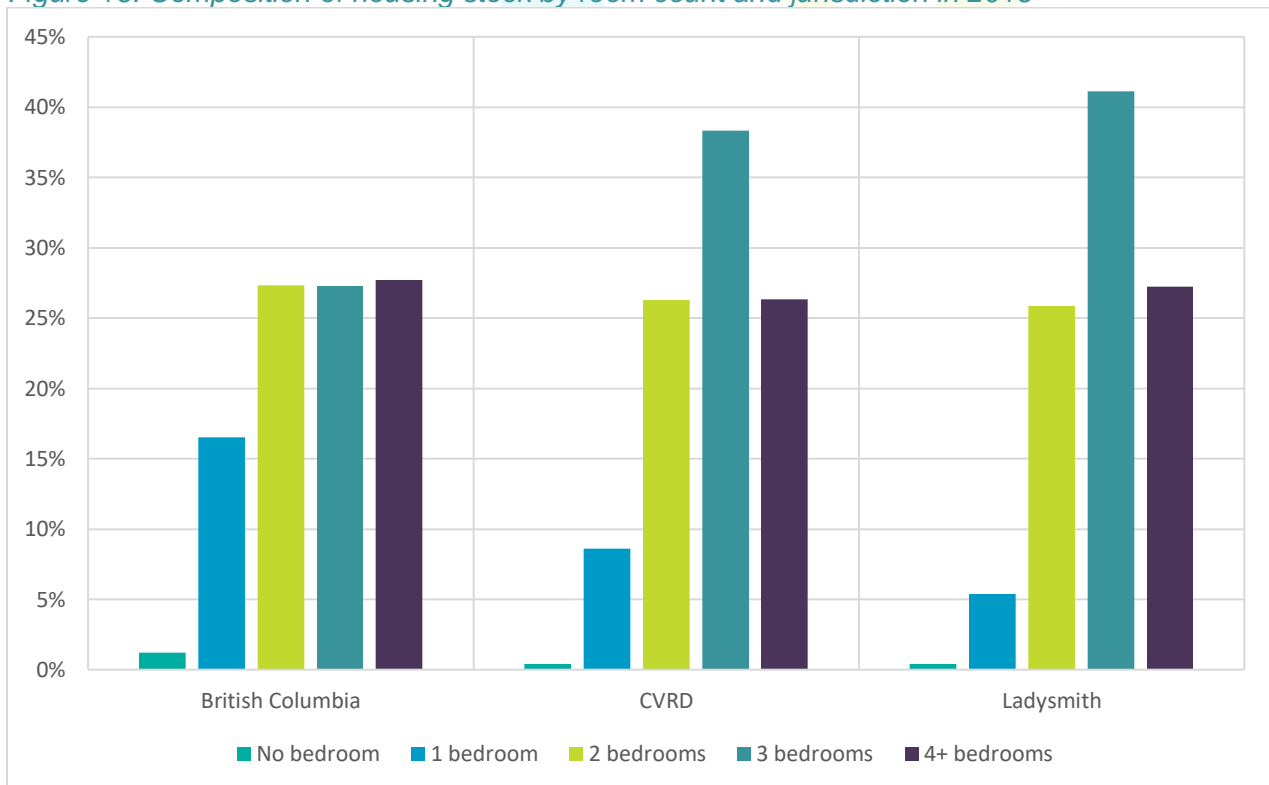
Table 35: Share of housing units by bedroom count in 2011

	No bedrooms	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
British Columbia	2%	16%	27%	28%	27%
CVRD	0%	8%	26%	40%	26%
Ladysmith	0%	7%	25%	41%	27%

Table 36: Share of housing units by bedroom count in 2016

	No bedrooms	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
British Columbia	1%	17%	27%	27%	28%
CVRD	0%	9%	26%	38%	26%
Ladysmith	0%	5%	26%	41%	27%

Figure 16: Composition of housing stock by room count and jurisdiction in 2016



Non-Market Housing

Table 37: Number of units under BC Housing Administration by Service Allocation Group in 2020

		Ladysmith	CVRD
Emergency shelter & housing for the homeless	Homeless housed	0	24
	Homeless rent supplements	0	55
	Homeless shelters	0	15
	SUBTOTAL	0	94
Transitional supported & assisted living	Frail seniors	27	118
	Special needs	0	47
	Women and children fleeing violence	0	10
	SUBTOTAL	27	175
Independent social housing	Low income families	0	136
	Low income seniors	18	273
	SUBTOTAL	18	409
Rent assistance in private market	Rent assistance for families	15	188
	Rent assistance for seniors	56	466
	SUBTOTAL	71	654
TOTAL		116	1,332

Market Rental Housing

Table 38: Number of renter households in the CVRD and Ladysmith from 2006–2016

	2006	2011	2016
CVRD	6,210	6,290	7,805
Ladysmith	610	700	715

Table 39: Households by renter household income quartile and bedrooms in Ladysmith in 2016

Quartile	Income range	Average income	Studio	1-br	2-br	3-br	4-br	TOTAL
Q1	Up to \$18,142	\$12,968		90	50	20		175
Q2	\$18,142 - \$27,411	\$22,137		35	85	50		175
Q3	\$27,411 - \$46,491	\$35,122		50	70	40		180
Q4	\$46,491+	\$78,146			45	105	20	180
TOTAL				185	245	215	40	710

Table 40: Average rent^{viii} by renter household income quartile and bedrooms in Ladysmith in 2016

Quartile	Income range	Average income	Studio	1-br	2-br	3-br	4-br	TOTAL
Q1	Up to \$18,142	\$12,968		\$562	\$957			\$724
Q2	\$18,142 - \$27,411	\$22,137		\$491	\$818	\$1,072		\$832
Q3	\$27,411 - \$46,491	\$35,122		\$659	\$991	\$1,274		\$998
Q4	\$46,491+	\$78,146			\$1,012	\$1,318		\$1,246
TOTAL				\$587	\$930	\$1,232	\$1,473	\$950

Table 41 Share of income spent on rent and utilities in Ladysmith in 2016

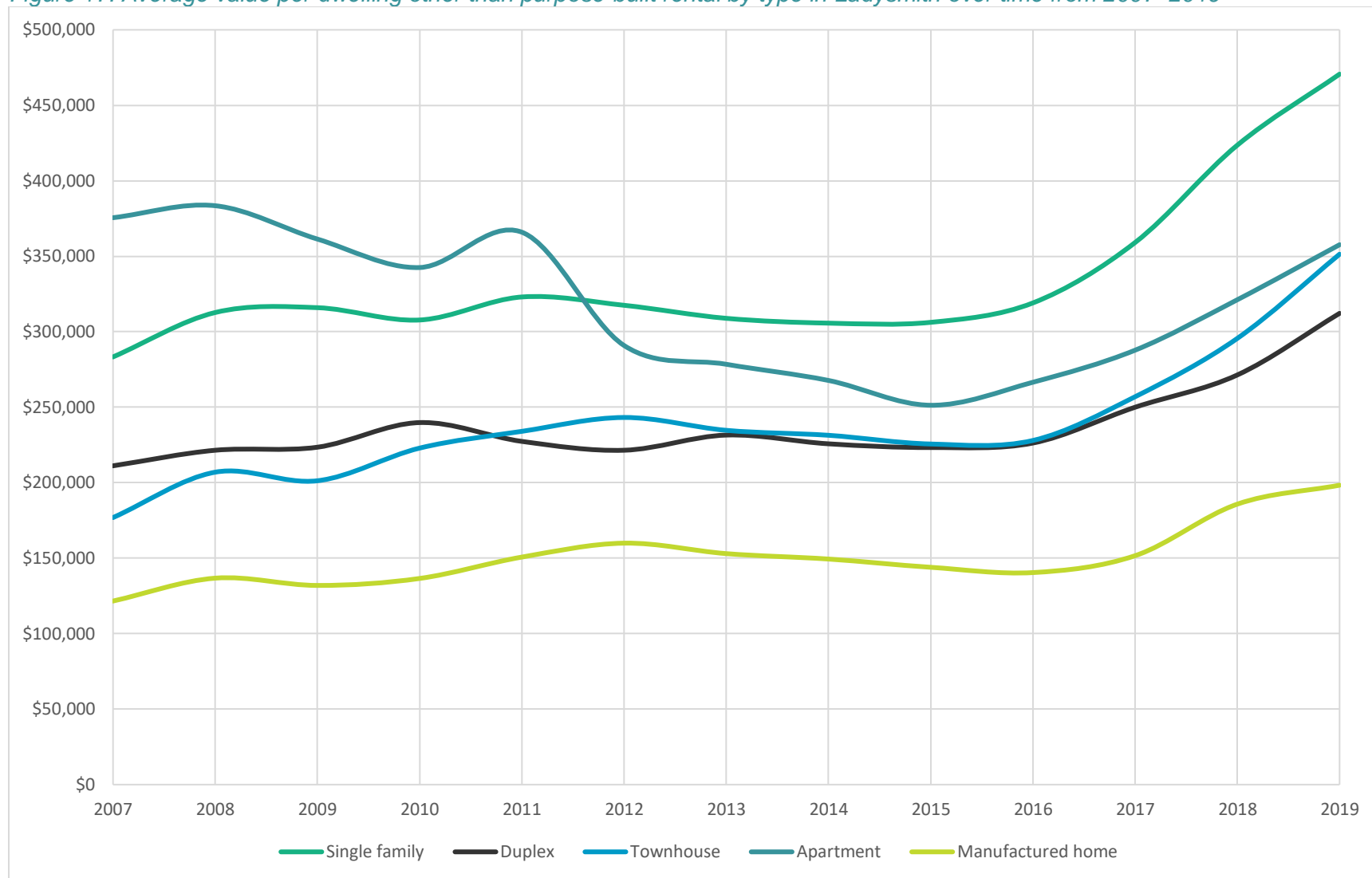
Quartile	Income range	Average income	Studio	1-br	2-br	3-br	4-br	TOTAL
Q1	Up to \$18,142	\$12,968		42%	80%			55%
Q2	\$18,142 - \$27,411	\$22,137		21%	29%	39%		31%
Q3	\$27,411 - \$46,491	\$35,122		15%	24%	29%		23%
Q4	\$46,491+	\$78,146			12%	15%		14%
TOTAL				21%	24%	21%	22%	22%

Market Ownership Housing

Table 42: Average value per dwelling unit by type in Ladysmith from 2007–2019

Year	Single-detached	Duplex	Townhouse	Apartments	Manufactured homes
2007	\$283,307	\$211,171	\$176,886	\$375,531	\$121,592
2008	\$312,728	\$221,484	\$206,967	\$383,469	\$136,751
2009	\$315,935	\$223,499	\$201,271	\$361,362	\$131,922
2010	\$307,782	\$239,823	\$222,920	\$342,526	\$136,564
2011	\$323,033	\$227,357	\$234,020	\$365,934	\$150,713
2012	\$317,507	\$221,486	\$243,197	\$290,874	\$159,940
2013	\$308,879	\$231,538	\$234,676	\$278,431	\$153,003
2014	\$305,696	\$225,740	\$231,394	\$267,725	\$149,411
2015	\$306,228	\$223,281	\$225,618	\$251,279	\$143,949
2016	\$319,093	\$226,264	\$227,971	\$266,542	\$140,451
2017	\$359,124	\$249,994	\$256,955	\$287,779	\$151,645
2018	\$423,606	\$271,371	\$295,606	\$321,201	\$185,790
2019	\$470,640	\$312,182	\$351,355	\$357,630	\$198,326

Figure 17: Average value per dwelling other than purpose-built rental by type in Ladysmith over time from 2007–2019



PROJECTIONS

Households Projection

Table 43: Projected households 2019–2025

	2019 (estimate)	2025 (projection)	2019–2025 growth
Cowichan Valley	34,744	39,967	15%
Ladysmith	3,843	4,353	13%

Population Projection

Table 44: Projected population 2019–2025

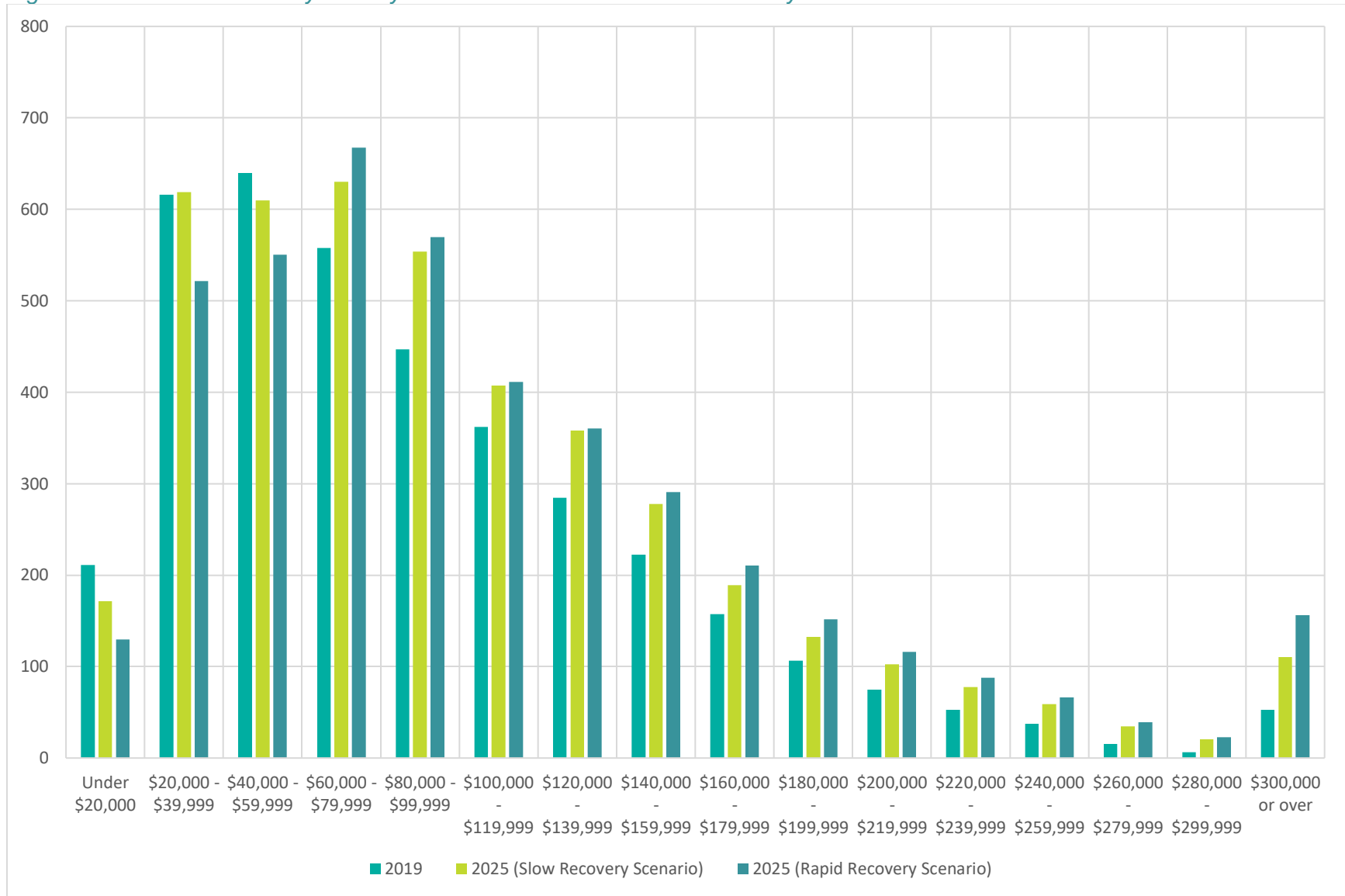
	2019 (estimate)	2025 (projection)	2019–2025 growth
Cowichan Valley	80,404	93,071	16%
Ladysmith	8,762	10,063	15%

Household Income Projection

Table 45: Estimated number of households by income bracket in 2019 and 2025 by scenario

Income bracket	2019	2025 (rapid recovery scenario)	2025 (slow recovery scenario)
Under \$20,000	211	130	171
\$20,000 - \$39,999	616	522	619
\$40,000 - \$59,999	640	551	610
\$60,000 - \$79,999	558	667	630
\$80,000 - \$99,999	447	570	554
\$100,000 - \$124,999	441	501	500
\$125,000 - \$149,999	345	450	450
\$150,000 - \$199,999	345	473	416
\$200,000 - \$299,999	187	333	294
\$300,000 or more	53	156	111
TOTAL	3,843	4,353	4,353

Figure 18: Households in Ladysmith by income bracket in 2019 and in 2025 by scenario



Tenure Projection

Table 46: Share of households renting in 2019 and in 2025 by scenario^{viii}

	2019	2025 (rapid recovery scenario)	2025 (slow recovery scenario)
CVRD	24%	23%	25%
Ladysmith	19%	18%	19%

HOUSING NEEDS

Projection of Housing Need by Number of Bedrooms

Table 47: Housing need by number of bedrooms in Ladysmith in 2019 and 2025

	2019	2025
1 bedroom	2,535	2,919
2 bedrooms	547	619
3+ bedrooms	762	815
TOTAL	3,843	4,353

Market Rental Housing

Table 48: Rental rates in Ladysmith in 2019

Share of rental units below this rate	Housing costs
10%	\$858
20%	\$895
30%	\$946
40%	\$1,011
50%	\$1,090
60%	\$1,183
70%	\$1,290
80%	\$1,410
90%	\$1,545

Figure 19: Rental rates in Ladysmith in 2019

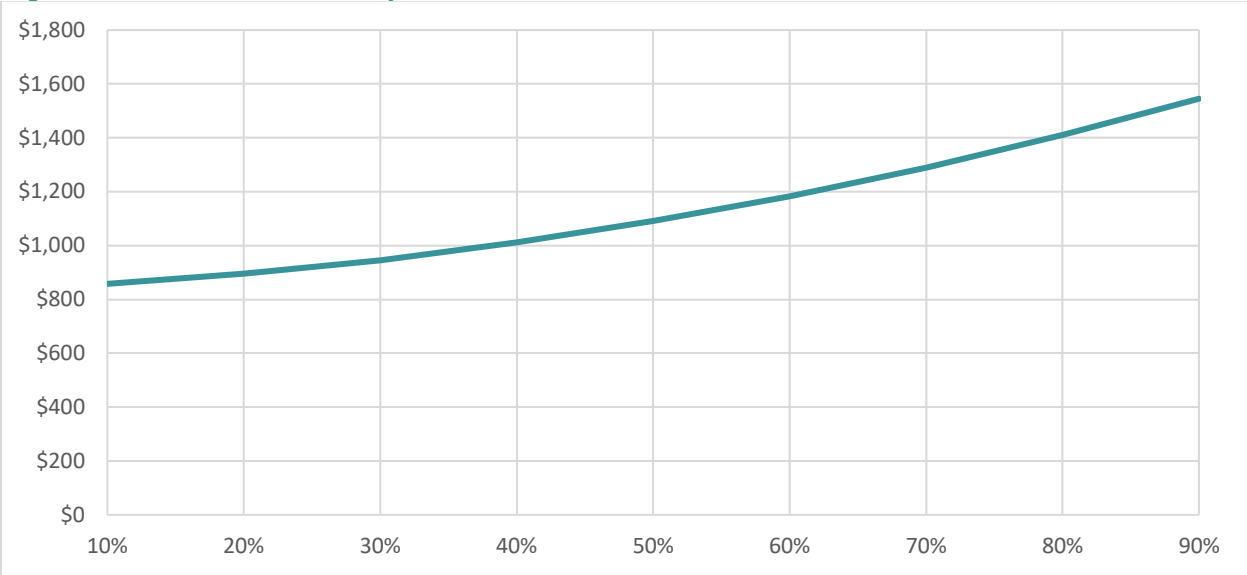


Table 49: Estimated housing costs versus household income for renter households.

Red items indicate that housing costs for this group in this jurisdiction exceed the 30% affordability threshold. Bold items indicate that costs exceed the 50% threshold.

Household income	30% of income	50% of income	Estimated housing costs
\$20,000	\$6,000	\$10,000	\$10,306
\$40,000	\$12,000	\$20,000	\$11,877
\$60,000	\$18,000	\$30,000	\$13,991
\$80,000	\$24,000	\$40,000	\$15,934
\$100,000	\$30,000	\$50,000	\$17,418
\$120,000	\$36,000	\$60,000	\$18,503
\$140,000	\$42,000	\$70,000	\$19,245
\$160,000	\$48,000	\$80,000	\$19,736
\$180,000	\$54,000	\$90,000	\$20,022
\$200,000	\$60,000	\$100,000	\$20,175
\$220,000	\$66,000	\$110,000	\$20,258
\$240,000	\$72,000	\$120,000	\$20,299
\$260,000	\$78,000	\$130,000	\$20,317
\$280,000	\$84,000	\$140,000	\$20,320
\$300,000	\$90,000	\$150,000	\$20,320

Figure 20: Estimated housing costs versus household income for renter households in Ladysmith.

Lines on this graph indicate the estimation of how housing costs increase with increasing income for owner households in each jurisdiction. The 30% affordability threshold is shown in bold black and the 50% threshold in bold red.



Market Ownership

Table 50: Estimated housing costs versus household income for owner households with mortgages.

Household income	30% of income	50% of income	Estimated housing costs
\$20,000	\$6,000	\$10,000	\$8,179
\$40,000	\$12,000	\$20,000	\$13,688
\$60,000	\$18,000	\$30,000	\$16,438
\$80,000	\$24,000	\$40,000	\$18,452
\$100,000	\$30,000	\$50,000	\$20,389
\$120,000	\$36,000	\$60,000	\$22,403
\$140,000	\$42,000	\$70,000	\$24,185
\$160,000	\$48,000	\$80,000	\$26,121
\$180,000	\$54,000	\$90,000	\$27,748
\$200,000	\$60,000	\$100,000	\$28,910
\$220,000	\$66,000	\$110,000	\$30,576
\$240,000	\$72,000	\$120,000	\$32,125
\$260,000	\$78,000	\$130,000	\$34,759
\$280,000	\$84,000	\$140,000	\$36,347
\$300,000	\$90,000	\$150,000	\$36,928

Figure 21: Estimated housing costs versus household income for owner households with mortgages in Ladysmith.

Lines on this graph indicate the estimation of how housing costs increase with increasing income for owner households in each jurisdiction. The 30% affordability threshold is shown in bold black and the 50% threshold in bold red.

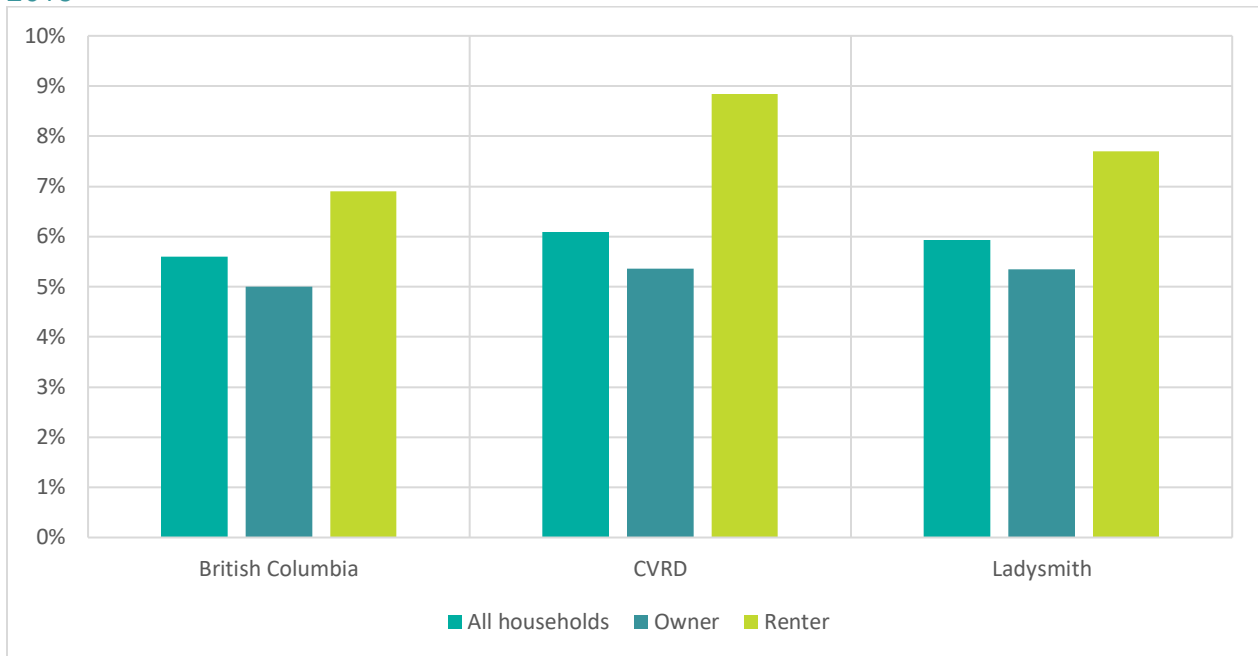


Historic and Current Housing Condition (Adequacy)

Table 51: Share of household by tenure below adequacy standard (major repairs required) from 2006–2016

	Owners			Renters			All households		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
British Columbia	6%	6%	5%	8%	8%	7%	6%	6%	6%
CVRD	6%	5%	5%	12%	9%	9%	7%	6%	6%
Ladysmith	6%	5%	5%	20%	9%	8%	9%	6%	6%

Figure 22: Share of household by tenure below adequacy standard (major repairs required) in 2016

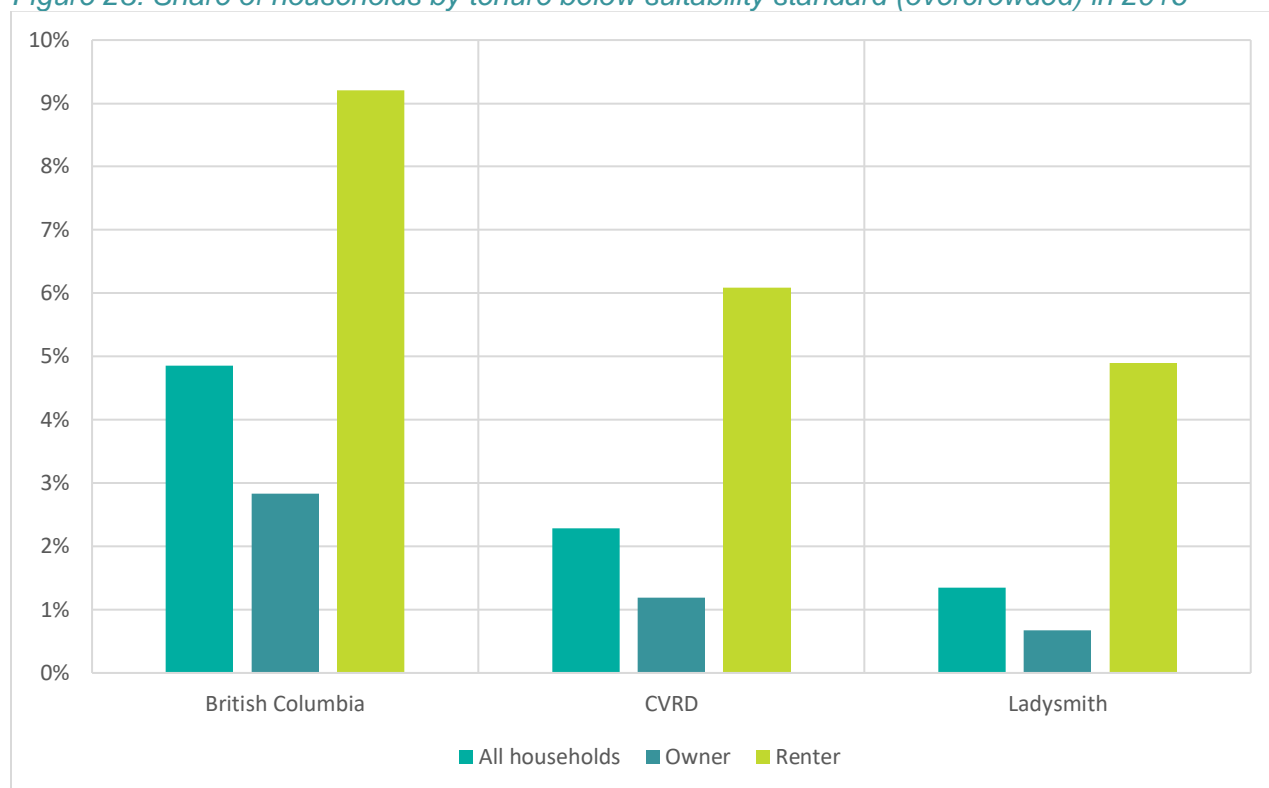


Historic and Current Overcrowding (Suitability)

Table 52: Share of households by tenure below suitability standard (overcrowded) from 2006–2016

	Owners			Renters			All households		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
British Columbia	4%	4%	3%	12%	11%	9%	7%	6%	5%
CVRD	2%	2%	1%	8%	7%	6%	3%	3%	2%
Ladysmith	1%	1%	1%	10%	0%	5%	3%	1%	1%

Figure 23: Share of households by tenure below suitability standard (overcrowded) in 2016

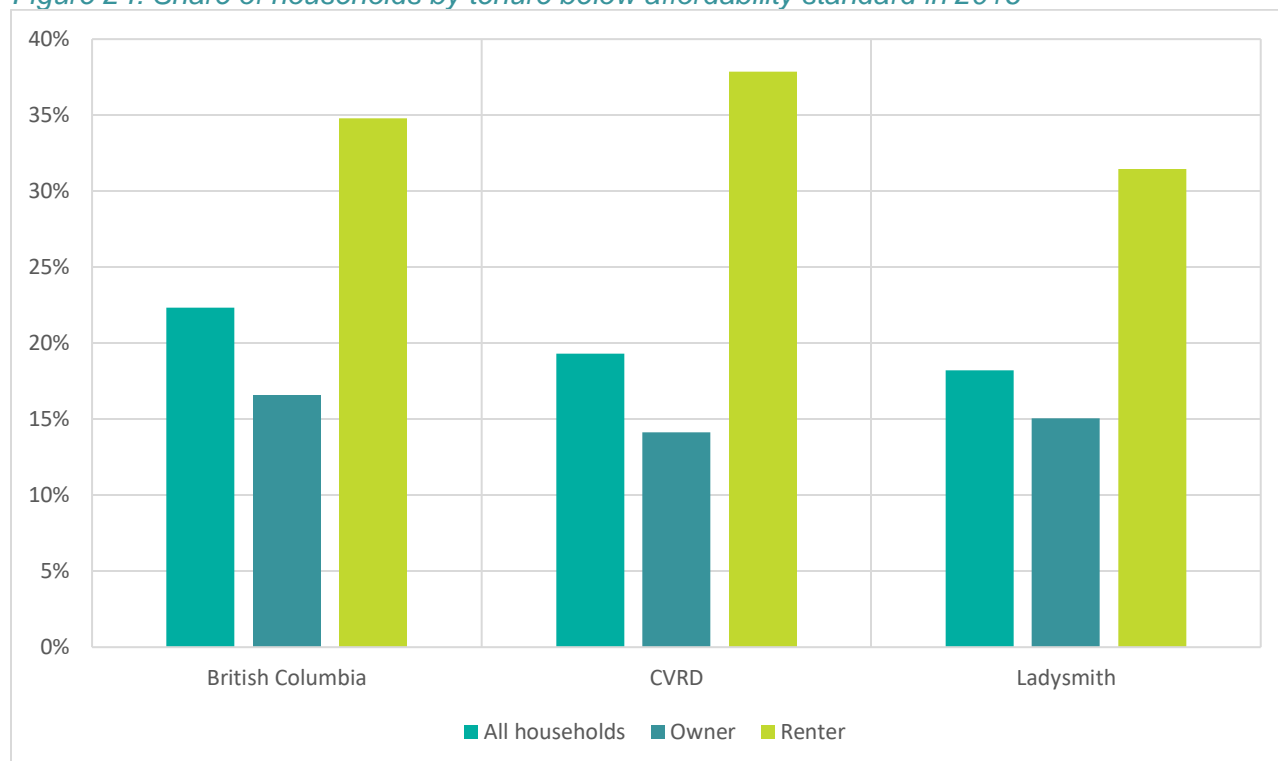


Historic and Current Affordability

Table 53: Share of household by tenure below affordability standard^{ix} from 2006–2016

	Owners			Renters			All households		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
British Columbia	18%	19%	17%	34%	35%	35%	23%	23%	22%
CVRD	15%	16%	14%	38%	42%	38%	19%	20%	19%
Ladysmith	14%	15%	15%	44%	41%	31%	20%	21%	18%

Figure 24: Share of households by tenure below affordability standard in 2016^x



AFFORDABILITY OF NEW DEVELOPMENT

Financial Analysis Results

Table 54: The most affordable new units by type and jurisdiction in 2020

	Sale price	Monthly rental rate
Single-detached	\$666,000	
Townhouse	\$461,000	\$1,705
Apartment	\$340,000	\$1,240

Table 55: Minimum household income required to purchase or rent a new home by unit type in 2020

	Minimum household income	Share of households
Single-detached for purchase	\$125,000	24%
Townhouse for purchase	\$89,000	42%
Apartment for purchase	\$68,000	56%
Townhouse for rent	\$78,000	49%
Apartment for rent	\$59,000	63%

Table 56: The most affordable new units by type and jurisdiction in 2025

	Sale price	Monthly rental rate
Single-detached	\$765,000	
Townhouse	\$539,000	\$2,075
Apartment	\$385,000	\$1,470

Table 57: Minimum household income required to purchase or rent a new home by unit type in 2025

	Minimum household income	Share of households	
		Rapid recovery	Slow recovery
Single-detached for purchase	\$142,000	26%	22%
Townhouse for purchase	\$103,000	43%	39%
Apartment for purchase	\$76,000	60%	56%
Townhouse for rent	\$93,000	49%	45%
Apartment for rent	\$68,000	66%	62%

i In all cases the remaining share of households consists of homeowners, with the exception of band housing, which makes up 0.2%–0.3% of British Columbia and 0.6%–0.9% of the CVRD. These households fall outside of the thirteen jurisdictions, so owner and renter households make up the entirety of their household populations.

ii Source for passengers and trips from BC Transit’s Automatic Passenger Counters, 2019.

iii This data is not available.

iv Source for inflation data: Consumer Price Index. Retrieved from <https://www2.gov.bc.ca/gov/content/data/statistics/economy/consumer-price-index> on 2020/05/25

v Source for inflation data: Consumer Price Index. Retrieved from <https://www2.gov.bc.ca/gov/content/data/statistics/economy/consumer-price-index> on 2020/05/25

vi Note that the category “ground-oriented multi-family” includes the Census categories of semi-detached, other single attached and row house.

vii Rent plus utilities

viii In all cases the remaining share of households consists of homeowners, with the exception of band housing, which makes up 0.2%–0.3% of British Columbia and 0.6%–0.9% of the CVRD. These households fall outside of the 13 jurisdictions, so owner and renter households make up the entirety of their household populations.

ix If housing expenses cost more than 30% of a household’s income, that household falls below the affordability standard.

x If housing expenses cost more than 30% of a household’s income, that household falls below the affordability standard.