City of Prince George:
Housing Need and Demand Study




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COMMUNITY DEVELOPMENT INSTITUTE
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Acknowledgements

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Availability

Copies of this project report have been provided to the City of Prince George. It may also be accessed through the UNBC Community Development Institute's website at: http://unbc.ca/community-development-institute/research-projects

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1. **Executive Summary**

The Community Development Institute (CDI), working with the City of Prince George has developed two complementary reports, the City of Prince George Housing Strategy Framework and the City of Prince George Housing Need and Demand Study.

This report, the City of Prince George Housing Need and Demand Study, was developed to provide a comprehensive understanding of the factors that will influence housing need and demand in Prince George, including past trajectories, current status, and future trends related to population, income, households, housing stock, and neighbourhood development. In addition to providing a city-wide perspective, the report explores many of these factors on a neighbourhood level. The neighbourhoods studied were identified as: East Bowl, West Bowl, Tyner/Cranbrook, North of Nechako, Blackburn, College Heights, and Westgate. The study also identifies a number of specific housing needs and opportunities.

The information collected through the study informed the development of the City of Prince George Housing Strategy Framework, a tool that the City can use to collect, organize, and understand information and data that can help inform the development of housing strategies. It is also intended to be a tool that the City can use to monitor the implementation and impact of housing strategies over time and make decisions about housing development.

The research conducted for the City of Prince George Housing Need and Demand Study provides information and insight into the key characteristics that will shape housing need and demand into the future. The key findings include the following:

Population Characteristics

- The population of Prince George aged 50 years and older is growing rapidly, and will almost double in the next 20 years. As a result, households are getting smaller. This will create the need for smaller housing units that are accessible, secure, and located close to services and shopping areas. Housing for older seniors should contemplate the need to provide services such as assistance with housekeeping, meals, personal care, and transportation.

- The population aged 50 years and younger has been shrinking. The number of people in the family formation years has decreased significantly.

- Families in Prince George are smaller. This is consistent with a national trend toward having fewer children. Housing for families may not be smaller in size, but the design and room configuration of today's family home includes more common and entertainment areas, and more bathrooms.

- There is a growing Aboriginal population in Prince George, which may indicate the emergence of a demand for culturally sensitive and appropriate housing design.

- Prince George has a small visible minority population (7%) compared to the BC average (25%). The population and percentage of visible minorities declined between 2001 and 2011. The decline can be attributed to a decrease in the South Asian population. All other visible minority population groups increased in that time period.

- The labour force in Prince George increased by less than one percent between 2001 and 2011. While there were shifts in the numbers of people employed by occupation, the top occupations remained sales and service occupations and trades, transport, and equipment operators. There was strong growth in social science, education, government service and religion occupations, as well health occupations.

- The overall population of Prince George is projected to grow quite slowly over the coming decade; an average growth rate of 0.4% to 1.2% annually is anticipated. Despite the low numbers, smaller households would result in a demand for 3,600 to 7,500 new housing units. This could increase substantially if the anticipated resource projects go ahead.

Housing Characteristics

- The majority of the housing stock in Prince George (65%) was constructed before 1980. While most is in good repair, the designs are not as suitable or desirable for an aging population or for today's families.

- Single-detached houses continue to be the dominant housing form, but there has been an increase in the diversity of housing options available over the last decade, with more apartment complexes under five storeys and duplex apartments, including secondary suites.

- Between 2001 and 2011, there was a decrease in the number of single-detached homes in the East Bowl, West Bowl, and Tyner/Cranbrook areas. All other areas have seen an increase in single-detached homes.

- During the same time period, the number of apartments, including secondary suites has increased in all areas of the city, with the largest numbers posted in the West Bowl, East Bowl, Tyner/Cranbrook, and North of Nechako.

- Ownership opportunities continue to be focused on single-detached homes, although there are growing opportunities to purchase other housing forms, such as apartments and row houses.

- The projected new housing demand, 3,600-7,500 new dwellings could be met within the current infrastructure envelope, which would reduce costs to the City.

Housing Market Opportunities

- The research for the project identified housing need in a number of specific target markets, specifically:
  - Mobile workers travelling to and from northern industry jobs looking for accommodation with low maintenance and upkeep.
  - Permanent residents from larger cities, many of whom will be professionals or managers and their families looking for new homes and modern design.
  - Executives looking for large homes on large rural lots.
  - Mobile seniors looking for private, secure, low maintenance, single-storey housing, many of whom wish to travel extensively.
  - Older seniors who wish to live in an accessible unit close to medical, health, and retail services and who may require onsite meals, social activities, personal services, and transportation.
  - Students who wish to live close to campus, services, and public transit.
- Outside of the market, there will continue to be a need for non-market (subsidized) housing for those who cannot find housing at an appropriate cost in the market or who require additional services to assist with daily living.

The results of this study suggest that the dynamics around the shifts in housing need and demand over the next 10-20 years will be complex and complicated. While there will be a need for seniors housing and new, modern housing for incoming residents, there will be lack of demand for the older existing single-family housing in established neighbourhoods. As a result, there is a risk that the City will be under pressure to create new neighbourhoods while existing neighbourhoods become undesirable and 'hollowed out'. Given the cost of new neighbourhood infrastructure and the issues around declining neighbourhoods, this would be highly undesirable for the City. A housing strategy for the City should address these factors. Approaches that expand the densification of existing neighbourhoods while restricting development approvals for new neighbourhoods would help address these issues.

Understanding the characteristics that will shape the need and demand for housing in Prince George in the coming years will help inform the housing strategies that lead to the development of a robust and diverse housing supply that meets the needs and provides options for the full range of Prince George residents and positions the City of Prince George to help establish a housing supply that aligns with economic growth and diversification opportunities.

2. Project Background

The Community Development Institute (CDI), working with the City of Prince George has developed two complementary reports: the City of Prince George Housing Strategy Framework and the City of Prince George Need and Demand Study.

The objectives of the housing strategy framework were to:

1. Inform the development of a robust and diverse housing supply that meets the needs and provides options for the full range of Prince George residents;
2. Create a platform for dialogue that positions all segments of the housing sector in Prince George to take advantage of opportunities as they arise; and
3. Position the City of Prince George to establish a housing supply that aligns with economic growth and diversification opportunities.

The objectives of the housing need and demand study were to:

1. Understand current housing need and demand;
2. Forecast future housing need and demand; and
3. Develop options for future housing development in Prince George, including discussion of neighbourhood and housing sustainability.

Project timelines are shown in Figure 2-1.

Figure 2-1 Project Timelines

Date	Tasks
February to April 2013	Project outline developed Project contribution agreement confirmed UNBC Research Ethics Board process completed Research team established Interview guide drafted Interviews and meetings Data collection
May and June 2013	Workshops Interviews and meetings Data collection
July and August 2013	Data analysis Data collection
September to December 2013	Feedback meetings, workshops, and interviews Review, analysis, and development of recommendations
March 2014	Draft report completed

Source: Prince George Housing Strategy Framework field notes 2013.

2.1 Interview Sample

Meetings and interviews were held between March and June 2013 with stakeholders in seven sectors (Figure 2-2). The goal was to involve a wide range of stakeholders in various sectors with an interest in housing.

Figure 2-2: Interview Respondents

Sector	Number
1. Community organizations	2
2. Education	2
3. Health	1
4. Housing-related enterprises	15
5. Providers of housing or housing supports	14
6. Local/provincial government	5
7. Business and industry	2
Total	**41**

Source: Prince George Housing Strategy Framework field notes 2013.

The seven sectors are defined as follows:

1. Community organizations: those that provide services to clients or the community, but do not directly provide housing or housing supports.
2. Education: post-secondary institutions and the school district.
3. Health: Northern Health Authority.
4. Housing-related enterprises: private sector enterprises, for example, developers, realtors, homebuilders, building owners, home renovators, planning consultants, financial institutions.
5. Providers of housing or housing supports to individuals: non-profit sector organizations, for example, social service agencies, rental property managers, adult group home providers, private independent seniors housing.
6. Local/provincial government.
7. Business and industry: private sector enterprises preparing for growth.

2.2 Workshops

Workshops were held throughout the project. The purpose of the workshops was first to test housing information and assumptions, then present 'test' housing strategy options and recommendations, and finally to provide opportunities for developing other options and recommendations.

Additional opportunities were provided in the fall of 2013 for feedback on the recommendations and development of ways to move forward on meeting the housing needs and opportunities identified.

3. Housing Need and Demand

The City of Prince George Housing Need and Demand Study, was developed to provide a comprehensive understanding of the factors that will influence housing need and demand in Prince George, including past trajectories, current status, and future trends related to population, income, households, housing stock, and neighbourhood development. It also identifies a number of specific housing needs and opportunities.

This chapter of the report consists of eight sections or profiles that provide information to help understand the structure of the current housing stock and how it may or may not meet the needs of the current and future population of Prince George. The chapter sections are as follows:

- Population Characteristics (Section 3.1)
- Housing Characteristics (Section 3.2)
- Non-Market Housing (Section 3.3)
- Assisted Living and Complex Care (Section 3.4)
- Housing Stock and Municipal Expansion 1915-1975 (Section 3.5)
- Population and Housing Profiles: Seven Study Areas (Section 3.6)
- Housing Market Opportunities (Section 3.7)
- Neighbourhood Issues (Section 3.8)

The most recent Census data that is available are provided. References to Prince George data are specifically for the City of Prince George. Data comparisons are from 2001 to 2011. However, Census data for 2006 are used wherever 2011 data are not available or are not exactly comparable. Throughout this report, Census data totals may not add due to Census rounding.

3.1 Population Characteristics

In this section we describe seven characteristics of the Prince George population and the changes that have occurred over the past ten years: population, occupations and industry, aboriginal population, visible minority population, incomes, household size, and mobility limitations.

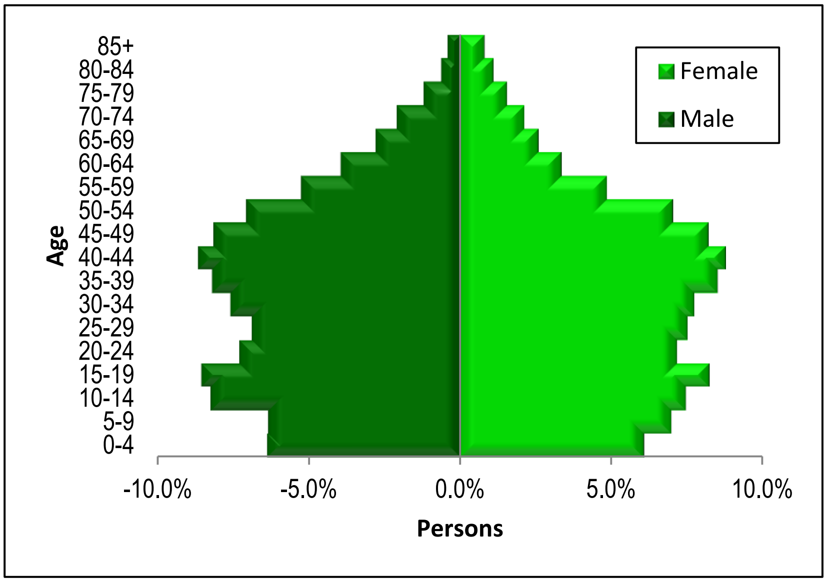
Population

The Prince George population is aging, in part as a result of declining birth rates and increased life expectancy (Figure 3-1 and Figure 3-2) Population aging is also accelerated when young adults leave communities as a result of employment restructuring (Hanlon and Halseth 2005).

Between 2001 and 2011, the number of children aged zero to 14 in the City declined by 2,485 (16%) while the number of **seniors**[1] aged 65 and over increased by 2,840 (51%). This trend is expected to continue until 2036, as the baby boomer generation turns 65 (Statistics Canada 2010b). One quarter of the population in Canada, as in Prince George, is expected to be aged 65 or over by 2036.

The population age pyramids (Figure 3-1 and Figure 3-2) show in graphic form how the city's population has changed in ten years between 2001 and 2011. The changes across all age groups are even more dramatic when broken down by life stages (Figure 3-3).

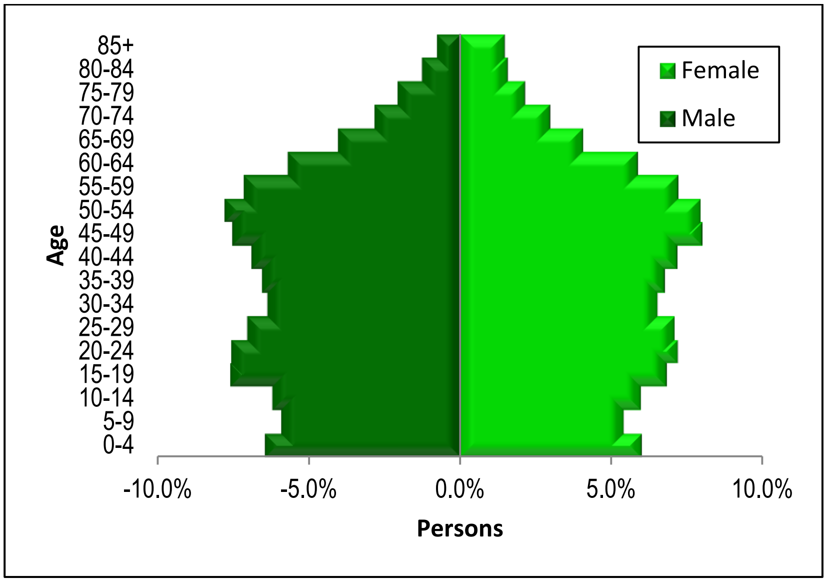
Figure 3-1: Prince George Population 2001



Source: CHASS Canadian Census Analyser; 2001 Census of Population.

[1] **Terms that are underlined and in bold in this report are defined in Appendix A: Definitions**

Figure 3-2: Prince George Population 2011



Source: CHASS Canadian Census Analyser; 2011 Census of Population.

Figure 3-3: Prince George Population by Life Stages, 2001 to 2011

Age Group	2001	2011	Change	% Change
School Aged Children				
0-4	4,480	4,475	-5	-0.1%
5-9	5,295	4,075	-1,220	-23.0%
10-14	5,645	4,385	-1,260	-22.3%
Sub-Total	15,420	12,935	-2,485	-16.1%
Post-Secondary Students, Young Workers				
15-19	6,035	5,190	-845	-14.0%
20-24	5,205	5,310	105	2.0%
25-29	5,180	5,085	-95	-1.8%
30-34	5,515	4,640	-875	-15.9%
Sub-Total	21,935	20,225	-1,710	-7.8%
Mid-Career and Child Raising				
35-39	6,010	4,790	-1,220	-20.3%
40-44	6,270	5,060	-1,210	-19.3%
45-49	5,880	5,585	-295	-5.0%
Sub-Total	18,160	15,435	-2,725	-15.0%
Late Career and Empty Nest				
50-54	5,070	5,655	585	11.5%
55-59	3,640	5,165	1,525	41.9%
60-64	2,630	4,165	1,535	58.4%
Sub-Total	11,340	14,985	3,645	32.1%
Retirement				
65-69	1,940	2,920	980	50.5%
70-74	1,525	2,095	570	37.4%
75-79	1,000	1,525	525	52.5%
Sub-Total	4,465	6,540	2,075	46.5%
Old Age				
80-84	630	1,025	395	62.7%
85+	445	815	370	83.1%
Sub-Total	1,075	1,840	765	71.2%
Total	**72,395**	**71,960**	**-870**	**-1.2%**

Source: Statistics Canada 2001 and 2012b.

Current population projections are for low rates of growth. The City of Prince George Official Community Plan Bylaw No. 8383, 2011 uses BC Stats projections indicating that the City's population will grow at an average rate of 0.4% to 1.2% a year between now and 2025. Annual growth will vary depending on global economic conditions and on the potential approval of various "resource megaprojects" in northern BC.

The school age population has declined from 21,000 in the 1970s to 13,000 in 2007 (Chambers 2007). School District 57 projections indicate a further decline to 12,000 by 2014 (School District 57 2010). The School District has closed schools and taken other significant measures to adjust. School closures have implications for families living in neighbourhoods that have lost their local schools, including an increase in driving children to school. Additionally, the School District has indicated there is no requirement for land to be dedicated for school use in certain new subdivisions. For example, land that was originally dedicated for a future school in University Heights has now been rezoned to residential (City of Prince George 2013a).

The continuing shift in the population structure has implications for future demand for family housing and well as housing for older people living in one- and two-person households at age 80 and older.

Occupations and Industry

Between 2001 and 2011, the City's experienced labour force increased by less than one percent. (Figure 3-4). Sales and service occupations declined by 9% in 2011, but remained the primary source of occupations. Occupations in trades, transport and equipment operators, and related occupations increased by 5% in 2011, and remained the second largest source of occupations. The greatest increase occurred in occupations related to social science, education, government service, and religion (50%). The second largest increase was in health-related occupations (30%). Major decreases occurred in occupations in processing, manufacturing, utilities, and primary industries.

Figure 3-4: Occupations, 2001 to 2011

Occupation	2001	2011	Change	% Change
Total - Experienced labour force	**39,650**	**39,955**	**305**	**0.8%**
Sales and service occupations	10,420	9,465	-955	-9.2%
Trades; transport and equipment operators and related occupations	7,140	7,490	350	4.9%
Business; finance and administration occupations	6,690	5,790	-900	-13.5%
Social science; education; government service and religion	3,290	4,930	1,640	49.8%
Management occupations	3,365	3,460	95	2.8%
Health occupations	1,950	2,525	575	29.5%
Natural and applied sciences and related occupations	2,220	1,990	-230	-10.4%
Occupations unique to processing; manufacturing and utilities	2,495	1,485	-1,010	-40.5%
Occupations unique to primary industry	1,455	1,155	-300	-20.6%
Art; culture; recreation and sport	620	705	85	13.7%
Occupation - Not applicable	n/a	970	n/a	n/a

Source: Statistics Canada 2001 and 2013b.

The nature of industries in Prince George also changed between 2001 and 2011 (Figure 3-5). In 2001, health and education employed the largest number of workers, followed by the manufacturing and construction industries, and wholesale and retail trade. In 2011, health and education continued to employ the largest number of workers. Wholesale and retail trade moved to second place followed by manufacturing and construction. Between 2001 and 2011, employment in health and education increased by 14%. During the same period, employment in manufacturing and construction declined by 735 (-11%). Employment in agriculture and other resource-based industries declined by 600 workers (-24%). These reductions may be attributable to industrial production upgrades and efficiencies.

Figure 3-5: Prince George Industry, 2001 to 2011

Industry	2001	2011	Change	% Change
Total - Experienced labour force	**39,650**	**39,995**	**345**	**0.90%**
Health and education	6,965	7,970	1,005	14.4%
Manufacturing and construction industries	6,845	6,110	-735	-10.7%
Wholesale and retail trade	6,455	6,445	-10	-0.2%
Agriculture and other resource-based industries	2,495	1,895	-600	-24.0%
Finance, real estate, insurance	1,820	1,740	-80	-4.4%
Other services	15,080	15,835	755	5.0%

Source: Statistics Canada 2001 and 2013b.

Increases in health related occupations coincide with the expansion of the role of the University Hospital of Northern BC in 2009 and the opening of the new BC Cancer Agency Centre for the North in November 2012.

Through workshops and interviews, we learned of increased demand for housing close to the University Hospital of Northern BC. Many medical and health professionals moving to Prince George from larger urban centres wish to live within walking distance of their work, but may have to live in other parts of the City due to lack of suitable housing close to the hospital. Issues with housing near the hospital include age and condition of the stock and the mixed character of the neighbourhood.

Aboriginal Population

Between 2001 and 2011, the Aboriginal population living in Prince George increased by over 25% (Figure 3-6). Thirteen percent of the Prince George population self-identified as Aboriginal in 2006. Almost 5% of the British Columbia population self-identified as Aboriginal during the same period (BC Stats 2013). The reasons for the Prince George increase are varied. According to BC Stats, more people in British Columbia are now willing to self-identify as Aboriginal compared to previous census periods, particularly those over age 35 and those with Métis heritage.

A greater proportion of the Prince George Aboriginal-identity population is younger than in the overall population. In 2011, 29% of people of Aboriginal identity were aged 14 and under, compared to 18% of the total population (Statistics Canada 2013b and 2013c).

In 2011, 23% of the Prince George Aboriginal-identity population moved within the previous year compared to 16% of the total population (Statistics Canada 2013b and 2013c). The higher mobility rate is attributed to frequent movement between cities and reserves, and within municipalities

(Belanger *et al*. 2013). Aboriginal people aged 15 and over typically moved to their current city, town or community for family-related reasons followed by work-related reasons (Milligan 2010).

Figure 3-6: Prince George Aboriginal Identity, 2001 to 2011

Population	2001	% of Total	2011	% of Total	Change	% Change
Total Population	**71,990**	**100.0%**	**70,790**	**100.0%**	**-1,200**	**-1.7%**
Aboriginal Identity	7,155	9.9%	9,065	12.8%	1,910	26.7%
Non-Aboriginal Identity	64,836	90.1%	61,720	87.2%	-3,116	-4.8%

Source: Statistics Canada 2001 and 2013b.

Visible Minority Population

In 2011, 7% of the Prince George population was from a visible minority compared to 25% of the BC population. The South Asian population declined between 2001 and 2011, while all other visible minority populations increased (Figure 3-7).

Figure 3-7: Prince George Visible Minority Population, 2001 to 2011

Population	2001	% of Total	2011	% of Total	Change	% Change
Total all persons	**71,990**	**100.0%**	**70,790**	**100.0%**	**-1,200**	**-1.7%**
South Asian	2,160	3.0%	1,935	2.7%	-225	-10.4%
Chinese	615	0.9%	785	1.1%	170	27.6%
Filipino	405	0.6%	810	1.1%	405	100.0%
Black	360	0.5%	575	0.8%	215	59.7%
Other visible minority	780	1.1%	1,010	1.4%	230	29.5%
Total visible minority	4,320	6.0%	5,115	7.2%	795	18.4%

Source: Statistics Canada 2001 and 2013b.

Income and Earnings

In 2010, median incomes for individuals ranged from a low of $23,191 for women to a high of $36,737 for men (Figure 3-8). The median income for all individuals was $28,887. In 2010, 16% of all individuals in Prince George experienced low income based on the **after-tax low-income measure**. The after-tax low-income rate for individuals aged 65 and over was 13.9%.

Figure 3-8: Prince George Income of Individuals, 2010

Income	Total	Male	Female
Total population aged 15 years and over	**57,930**	**28,650**	**29,280**
Median Income after tax, persons 15 years and over	$28,887	$36,737	$23,191
% in low income after tax - All persons	16.0%	15.1%	16.8%
% in low income after tax - Persons less than 18 years of age	19.2%	19.5%	18.8%
% in low income after tax - Persons 65 years and older	13.9%	11.7%	15.9%

Source: Statistics Canada 2013a.

Median private household after-tax incomes in 2010 ranged from a low of $30,667 for a one-person household to a high of $75,387 for a household of two or more persons (Figure 3.1-i). The low median and average after-tax income for one-person households hints at the difficulties that such households may face in paying for **acceptable** housing that is **adequate** in condition, **suitable** in size, and **affordable** (CMHC 2012a).

Figure 3-9: Prince George After-Tax Income of Private Households, 2010

Private Households	Total	One-person	Two or More Persons
Total private households	**29,260**	**7,965**	**21,295**
Median household income	$56,761	$30,667	$75,387
Average household income	$64,305	$21,295	$70,785

Source: Statistics Canada 2013a.

A further analysis of household after-tax incomes for 2010 shows that families with children had a median income of $87,856 (Figure 3-10). In contrast, the median income for lone-parent families was $38,379.

Figure 3-10: Prince George Median After-Tax Income by Household Type

Private Households	Number	Median Income
Total Private households	**29,260**	**$56,761**
Economic families	20,040	$68,675
Couple-only economic families	7,525	$64,696
Couple-with-children economic families	8,245	$87,856
Lone-parent economic families	3,590	$38,379

Source: Statistics Canada 2013a.

Household Size

Household size has been shrinking in Canada over the past two decades (Statistics Canada 2010b). Fewer people are living in large families and more people are living alone as the population ages.

Couples without children outnumber couples with children. Household sizes in Prince George have undergone similar changes since 2001 (Figure 3-11). Since 2001, the number of one- and two-person households has increased and the number of three-person households and larger has decreased. The trend to smaller households and more one-person households is expected to continue nation-wide as the Canadian population ages and couples have fewer children.

Population aging and smaller families have significant implications for the design and development of future housing stock, neighbourhoods, and communities. There will be increased demand in Prince George, as in the rest of Canada, for smaller living units and for walkable communities that reduce reliance on private vehicles. A housing strategy will help the City of Prince George to address these needs.

Figure 3-11: Prince George Private Households by Household Size, 2001 to 2011

Household Characteristics	2001	% of Total	2011	% of Total	Change	% Change
Total no. of households	**27,600**	**100.0%**	**29,260**	**100.0%**	**1,660**	**6.0%**
One person	6,435	23.3%	8,025	27.4%	1,590	24.7%
Two persons	9,000	32.6%	10,300	35.2%	1,300	14.4%
Three persons	4,875	17.7%	4,720	16.1%	-155	-3.2%
Four or five persons	6,540	23.7%	5,540	18.9%	-1,000	-15.3%
Six or more persons	750	2.7%	670	2.3%	-80	-10.7%
Average no. of persons in private households	2.6		2.4			-7.7%

Source: Statistics Canada 2001 and 2013b.

Mobility Limitations

Mobility limitations increase with age. One in three people aged 65 and over report mobility limitations (Statistics Canada 2007b). Women are more likely than men to experience reduced mobility. This has implications for the types of housing that older people require. As the Prince George population ages, there is increased demand for housing that is visitable or adaptable and that has access to different transportation options. Unfortunately, much of the City's housing stock, built over the past six decades, is neither visitable nor adaptable, as we explain later in this report.

3.2 Housing Characteristics

This section examines various characteristics of the housing stock including dwelling types, age and condition of dwellings, tenure, and dwelling values. It also describes characteristics of private rental apartments including rental rates, vacancy rates, and allowable rent increases.

Dwelling Types

Prince George is primarily a city of **single detached houses** (Figure 3-12) which Statistics Canada (2012a) defines as follows:

> Single-detached house – 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. A mobile home fixed permanently to a foundation is also classified as a single-detached house.

In 2001, 65% of dwellings were single detached houses. In 2011, just over 60% were single detached houses. The proportion of row houses increased 16% while the proportion of semi-detached houses declined by 16.4%.

Between 2001 and 2011, the number of "duplex apartments" increased by almost 80%. The Census Dictionary (2012a) defines duplex apartments as follows:

> Apartment or flat in a duplex – One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.

The large increase in "duplex apartments" may be attributed to the increase in the number of basement suites developed since 2007 when secondary suites became an allowable use in residential zones.

The dwelling and housing definitions used by Statistics Canada and the City of Prince George are not the same. Both are described under **Dwellings** and **Housing** in the Definitions section of this report.

Figure 3-12: Prince George Dwelling Types, 2001 to 2011

Type	2001	% of Total	2011	% of Total	Change	% Change
Total private dwellings	**27,600**	**100.0%**	**29,261**	**100.0%**	**1,661**	**6.0%**
Single-detached house	17,825	64.6%	18,045	61.7%	220	1.2%
Semi-detached house	1,495	5.4%	1,250	4.3%	-245	-16.4%
Row house	1,500	5.4%	1,565	5.3%	65	4.3%
Apartment, duplex	1,000	3.6%	1,785	6.1%	785	78.5%
Apartment in building that has five or more storeys	360	2.0%	385	1.3%	25	6.9%
Apartment in building that has fewer than five storeys	3,330	12.1%	4,150	14.2%	820	24.6%
Other single-attached house (includes movable dwellings)	2,090	7.6%	2,080	7.1%	-10	-0.5%

Source: Statistics Canada 2001; CHASS Canadian Census Analyser 2013.

Age and Condition of Dwellings

Over 65% of Prince George housing stock was constructed before 1980 (Figure 3-13). Over 90% of the total housing stock is in good repair in that it requires only regular maintenance or minor repairs. Minor repairs refer to the repair of missing or loose floor tiles, bricks or shingles, defective steps, railing or siding, etc. as reported by the occupant (Statistics Canada 2012a). Eight percent of the housing stock requires major repairs. Major repairs refer to the repair of defective plumbing or electrical wiring, structural repairs to walls, floors or ceilings, etc. Many of these homes are a split-level design, with a stairs leading up to the main floor and down to the basement from the front entry landing.

Figure 3-13: Prince George Age and Condition of Occupied Private Dwellings, 2011

Characteristic	Number	Percent
Total Dwellings	**29,260**	**100.0%**
Only regular maintenance or minor repairs needed	26,955	92.1%
Major repairs needed	2,305	7.9%
Constructed 1960 or before	3,550	12.1%
Constructed 1961 to 1980	15,820	54.1%
Constructed 1981 to 1990	3,760	12.9%
Constructed 1991 to 2000	4,220	14.4%
Constructed 2001 to 2005	780	2.7%
Constructed 2006 to 2011	1,135	0.0

Source: Statistics Canada 2013b.

Tenure

Most households in Prince George own their own homes (Figure 3-14). In 2001, 69% of households owned their own homes, increasing slightly to 70% in 2011.

Figure 3-14: Prince George Housing Tenure by Private Households, 2001 to 2011

Tenure	2001	Percent	2011	Percent	Change	% Change
Owned	19,095	69.2%	20,425	69.8%	1,330	7.0%
Rented	8,510	30.8%	8,840	30.2%	330	3.9%
Total households	**27,605**	**100.0%**	**29,260**	**100.0%**	**1,660**	**6.0%**

Source: Statistics Canada 2001 and 2013b.

Eighty percent of owner households lived in a single detached house in 2006, the most recent year for which data are available (Figure 3-15). Six percent of owner households lived in a row house or apartment building. Six percent of owner households lived in a mobile or manufactured home.

In contrast, almost half of renter households lived in apartment buildings. Only 20% of renter households lived in a single detached house.

Figure 3-15 Prince George Tenure by Dwelling Types, 2006

Structural Type	Owned Units	% of Total	Rented Units	% of Total
Single detached house	15,940	80.4%	1,630	19.5%
Semi-detached house	515	2.6%	860	10.3%
Apartment, duplex	880	4.4%	820	9.8%
Row house	700	3.5%	775	9.3%
Apartment in building: fewer than 5 storeys	505	2.5%	3,665	43.8%
Apartment in building: 5 or more storeys	10	0.1%	405	4.8%
Movable/mobile homes	1,275	6.4%	205	2.5%
Total dwellings	**19,835**	**99.9%**	**8,360**	**100.0%**

Source: Statistics Canada 2006.

Value of Dwellings

Between 2001 and 2011, the average value of owned dwellings almost doubled (Figure 3-16). Prince George housing is affordable compared to house prices in the Lower Mainland (Conroy 2012; Initiatives Prince George 2013). In Prince George in 2011, households with median incomes would have spent just over 31% of their incomes on housing including mortgage costs, municipal taxes and fees, and utilities for single-family homes (Conroy 2012).

Figure 3-16: Figure 3-16: Prince George Average Value of Owned Dwellings, 2001 to 2011

Year	2001	2011	Change	% Change
Average Value	$127,140	$241,240	$114,100	89.7%

Source: Statistics Canada 2001 and 2013b.

The median value of Prince George single-family homes sold in 2012 ranged from $180,000 east of Central Street to just under $310,000 in the southwest sector (BC Northern Real Estate Board 2013).

Private Rental Apartments

The most recent available census data for private rental apartments is from 2006. In that year, Prince George had over 4,000 private rental apartments located primarily in apartment buildings with fewer than five storeys (Figure 3-17). In contrast, CMHC identified only 3,431 units in private rental apartment structures for the same year (CMHC 2006). This may be due to differences in definitions of **rental apartment structures** (CMHC 2013).

In 2013, the number of private rental apartments identified in the annual CMHC Rental Market Report was 3,221. This indicates a reduction of 210 rental units over six years. The reduction may be due in part to the loss of a 93-unit high-rise to fire in November 2011. Loss of rental units may also occur when owners move into rental units in new strata-title apartment buildings.

Private rental apartments are an important source of affordable housing for households in the lowest income quintile (Verena and Little 2007). (Figure 3-17) shows the range of rents for each size of apartment between 2004 and 2013.

Figure 3-17: Prince George Private Rental Apartments, Average Rents*, 2004 to 2013

Year	Bachelor	1 BR	2 BR	3 BR	All Apts.
2004	$416	$474	$573	n/a	$532
2005	$421	$485	$570	n/a	$541
2006	$470	$532	$545	$677	$591
2007	$502	$552	$596	$859	$634
2008	$517	$598	$692	$839	$669
2009	$506	$595	$692	$802	$661
2010	$502	$592	$709	$794	$666
2011	$518	$604	$726	$800	$678
2012	$531	$615	$738	$827	$692
2013	$553	$634	$754	$862	$711

* Average rents may or may not include utilities.

Source: CMHC Rental Market Reports 2005, 2006, 2007a, 2009, 2010, 2012b, 2013.

Most private rental apartment buildings in the City were built in the 1960s and 1970s during a period of major economic and population expansion. Investment in the rental market has declined in Prince George and the rest of Canada since the 1970s as a result of increased home ownership and reduced return on investment for apartment building owners (CMHC 2000; Verenka and Little 2007). Prince George, like other Canadian municipalities, is faced with the challenge of how to support the preservation of this form of affordable housing.

In Prince George, a large real estate investment trust (REIT) has recently acquired a total of 201 units in three large apartment buildings. The REIT owns numerous apartment buildings in a dozen resource-based municipalities in BC. More research is needed on the influence of a major new owner on rental rates, building renovations, and rental/leasing agreements in small and medium sized cities.

Rental Vacancy Rates and Allowable Rent Increases

Prince George rental apartment vacancy rates have ranged from a high of 10.3% in 2003 to a low of 1.9% in 2007 (Figure 3-18). Reduced vacancy rates encourage new construction of rental apartments. When vacancy rates dropped below two percent in Montreal, Toronto, and Vancouver in the 1990s, construction of new apartments became a more worthwhile investment (Verenka and Little 2007). Prince George rental vacancy rates for townhouses have varied from a high of 16.2% in 2004 to a low of 1.3% in 2007. Vacancy rates in 2012 for apartments (4%) and townhouses (6.8%) appear to be too high to encourage construction of new rental apartment buildings. However, overall vacancy rates moved lower in the fall of 2013, to 3.8% for apartments and 4.7% for townhouses (CMHC 2013).

Provincial rent controls have been in place since 2004 (Figure 3-18). Every August, the BC Residential Tenancy Branch posts the allowable rent increase for the following year on its website. Rent controls provide advance notice to tenants about the likelihood of future rent increases. Rent controls do not apply, however, under certain circumstances spelled out in the *Residential Tenancy Act*. Rent controls alone are not a disincentive for investment in rental apartment building (CMHC 2000). However, they may reduce the effects of tax incentives.

Figure 3-18: Prince George Rental Vacancy Rates and Allowable Rent Increases, 2003 to 2014

Year	Vacancy Rates Apartments	Vacancy Rates Townhouses	Allowable Rent Increases
2003	10.3%	n/a	0.0%
2004	9.7%	16.2%	4.6%
2005	3.2%	4.6%	3.8%
2006	2.6%	3.8%	4.0%
2007	1.9%	1.3%	4.0%
2008	3.9%	1.6%	3.7%
2009	7.6%	4.4%	3.7%
2010	7.7%	5.8%	3.2%
2011	5.1%	3.1%	2.3%
2012	4.0%	6.8%	4.3%
2013	3.8%	4.7%	3.8%
2014	n/a	n/a	2.2%

Source: CMHC Rental Market Reports 2005, 2006, 2007a, 2009, 2010, 2012b, 2013; Residential Tenancy Office personal communication, 2007, 2012, 2013; Residential Tenancy Office 2013.

3.3 Non-Market Housing

Non-market housing is housing operated by government, non-profit societies, or co-operatives. Most non-market housing provides subsidized rents or **rents geared to income** for households with incomes below certain limits (BC Ministry of Energy, Mines and Natural Gas 2013a). Some non-market housing, such as Fort George Manor and Emmaus Seniors Home, is operated by non-profit societies that do not receive subsidies. Individual tenants, however, may qualify for **Shelter Allowance for Elderly Renters** (SAFER), a seniors' rental subsidy. Households in **core housing need** may qualify for rent subsidies through BC Housing.

In Prince George, most non-market housing consists of apartment buildings or row housing. Prince George has 998 units of non-market housing (Figure 3-19).

Figure 3-19: Prince George Non-Market Housing

Organization	Units
BC Housing: directly managed	262
BC Housing: managed by non-profits	209
BC Housing: supportive/transitional housing managed by non-profits	81
Northern Health seniors housing	210
Owned and operated by non-profits	236
Total	**998**

Source: BC Housing 2013; Housing Strategy field notes 2013.

BC Housing owns and manages 262 units, ranging from family-oriented townhouses to a 93-unit high-rise under renovation that will soon provide housing for a range of household types including single parents, seniors, and individuals with physical or mental challenges. In 2012, BC Housing opened 30 new units of **modular housing** as **seniors' rental housing** located within walking distance of the Hart Pioneer Centre.

Several non-profit societies manage 209 units of housing through agreements with BC Housing. They include Prince George and District Elizabeth Fry Housing Society (E. Fry), Active Support Against Poverty, and More Than a Roof Foundation. Tenants are mainly families and low income urban singles or couples, with some seniors or people with disabilities. In 2012, E. Fry undertook management of 36 new units of seniors' rental housing through an operating agreement with BC Housing.

Northern Health owns and operates 210 units of seniors housing in three locations. Most of the units were constructed between 1959 and 1992. They were originally owned and operated by the now-discontinued Prince George Senior Citizens Home Society (Hogan 2009).

Three non-profit societies own and operate 236 housing units. Prince George Metis Housing Society provides 160 units at market rents and rents geared to income “for Aboriginal people of all incomes, ages, and capabilities” (Prince George Metis Housing Society 2013). Fort George Manor is owned and operated by the Sacred Heart Seniors Citizens Society. It provides 35 units of affordable housing for people aged 55 and older and receives no ongoing subsidies. Individual tenants may apply for a SAFER rental subsidy through BC Housing. AIMHI owns and operates 31 group homes, providing supported housing for individuals with developmental disabilities. AIMHI is funded primarily by Community Living British Columbia. Emmaus House is a not-for-profit residence that provides housing for ten seniors in a home-like setting. Residents may be eligible for a SAFER rental subsidy through BC Housing (Emmaus House 2013).

3.4 Assisted Living and Complex Care

Two types of residences are not specifically shown within the housing continuum: assisted living and complex care. Both provide permanent housing for adults on either a subsidized or private-pay basis.

Assisted Living

For the purposes of this report, assisted living units are seen as part of the housing continuum because they constitute permanent housing for those who reside there. Assisted living is designed for adults who can no longer live independently in their own homes but do not meet the criteria for residential care (Northern Health 2013a). Eligible clients must be able to make decisions on their own behalf but require assistance with personal care such as bathing, grooming, dressing, and mobility. Case managers interview prospective residents to determine their eligibility for assisted living. Cost is calculated at 70% of after-tax income to generate a monthly contribution toward the cost of rental accommodation, **hospitality service**, and **personal assistance services**.

Assisted living providers must register with the Assisted Living Registry and comply with the requirements of the Community Care and Assisted Living Act (BC Ministry of Health 2013):

> Assisted living services include housing, hospitality services and one or two personal assistance services, such as regular assistance with activities of daily living, medication services, or psychosocial supports (referred to as prescribed services). Both publicly subsidized and private-pay assisted living residences that meet the definition of an assisted living residence under the act are required to be registered with the provincial assisted living registrar.

Prince George has 95 units of assisted living, providing housing for seniors or people with disabilities who need help to live independently. Northern Health operates 82 subsidized units in two locations (Laurier Manor and Gateway Assisted Living). A private facility operates 13 private-pay units.

Laurier Manor opened in 2002 and consists of 32 one-bedroom suites. Gateway Assisted Living opened in 2010 and consists of 50 studio/bachelor suites. An additional 31 market rental units were constructed in the same building and are currently not occupied.

From October 2012 to October 2013, an average of 22 clients were on the waiting list for assisted living. Average length of wait until the time the suite was accepted was 12.2 months (Northern Health personal communication, October 2013).

Complex Care

For the purposes of this report, **complex care** is treated as part of the housing continuum because it is the permanent residence of those who live there, it is the place where they receive mail and phone calls, and it is the location where they are registered as voters. It is important to know the extent of existing complex care beds and possible future complex care needs of an aging population. The availability of complex care, both public and private, often plays a role in decisions of newcomers who wish to move to Prince George with a family member who needs complex care (Housing Strategy fieldwork 2013). Health authority case managers determine eligibility for access to publicly funded complex care. Residential care clients pay up to 80% of their after-tax income (NHA 2013).

Prince George has a total of 363 complex care beds, of which 21 are in a private-pay (Figure 3-20). This equates to about 4% of the total population aged 65 and over, which is comparable to the rate for Canada as a whole (OECD 2011).

Most complex care is located in older buildings that were not designed for today's needs. Jubilee Lodge is attached to the University Hospital of Northern BC. It was constructed in 1978 (Hogan 2005). Parkside Care Home was built in the 1970s and has undergone considerable renovations to meet current requirements for complex care. Simon Fraser Lodge was originally constructed in the 1950s as a private hospital (NHA 2013b). It was expanded in 1992 and again in 2000. The original private hospital was demolished in 2010 and has been replaced with a modern structure. Gateway Lodge officially opened in 2010 with 94 beds. Initial planning for the building included an additional 120 beds to be constructed at a future date (Partnerships BC 2008a). Planning documents in 2008 estimated that Northern Health "may require additional capacity by 2012" (Partnerships BC 2008b).

Figure 3-20: Prince George Complex Care Beds

Location	Care Beds	Special Care	Special Care Dementia	Respite	Total
Subsidized facilities					
Gateway	89			5	94
Jubilee Lodge	66				66
Parkside	58				58
Simon Fraser Lodge	85	31	8		124
Sub-total Subsidized	298	31	8	5	342
Market facilities					
Schaffer Residence	21				21
Total	**319**	**31**	**8**	**5**	**363**

Source: Northern Health 2013b and 2013c.

3.5 Housing Stock and Municipal Expansion, 1915 to 1975

This section examines the current housing stock in relation to the expansion of Prince George municipal boundaries to its current size of 318 square kilometres. It provides census and other data for the population and housing characteristics of seven study areas of the City where today's residential neighbourhoods have been influenced by residential and transportation development decisions made by local and provincial government and by individual developers over the past fifty years.

Residential and transportation development must also be viewed within the context of the City's geography. Prince George is located at the junction of the Fraser and Nechako Rivers, where glacial deposition and melt water scouring 9,000 years ago created a natural depression or "bowl". The bowl is bounded by the two rivers and by escarpments or "cutbanks". Highways and roads are built on steep slopes leading in and out of the bowl. The CN rail line that parallels the Nechako River runs through the bowl along the north edge of the downtown. The CN line that parallels the Fraser River connects heavy industry in the northeast part of the City with the BCR Industrial site on the south side of the City, below the extensive residential areas located in College Heights.

The age of the housing stock in Prince George reflects five periods of municipal boundary change in the City's history. When Prince George incorporated in 1915, municipal boundaries consisted of the Nechako and Fraser Rivers, 17th Avenue (formerly Bowser Street) and Carney Street (formerly Fraser Street) (Llewellyn 1999). Incorporation documents specified that the City contained 1,092 acres "more or less". Today, the neighbourhoods known as the Crescents, Millar Addition, and Vanbow, as well as the downtown are all contained within this area. Many homes in these neighbourhoods were built before the Second World War.

According to urban geographer Kent Sedgwick (Canadian Federation of University Women 2005), over 1,400 acres (566 ha) between Carney and Quinn Street, including the original Central Fort George, became part of the City in 1953. This area contains numerous small semi-detached one-storey homes dating back to the 1950s. Many of these ground-level homes are easily modified with ramps to allow for wheelchair access and are in demand by people using mobility aids (Hogan 2009 fieldwork notes).

In 1958, over 2,300 acres (930 ha) were added west and south of the Bypass Highway. Between 1961 and 1968, five more expansions, totalling 1,500 acres (607 ha) placed almost the entire bowl within municipal boundaries.

In 1970, the boundaries expanded again by 5,700 acres (2,306 ha) to include the industrial areas across the Nechako and Fraser Rivers. The pulp mills, sawmills, oil refinery, and BC Railway operations captured by this expansion greatly increased the tax base of the rapidly growing city.

In 1972 and 1974, boundary changes were made to the west of the City with the inclusion of more than 4,300 acres (1,740 ha) on Cranbrook Hill. The final boundary change took place in 1975 in response to planning problems between the growing city and its rural fringes. Prince George amalgamated with the rural areas to the north along the Hart Highway, to the east in Blackburn and Pineview, and to the southwest in College Heights. This change added 63,000 acres (25,495 ha) to the City, increasing Prince George by almost five times to nearly 79,000 acres (31,900 hectares or 319 square kilometres).

Today, the City faces challenges in attempting to provide municipal services to a population of 72,000 and almost 32,000 private dwellings located throughout such a large geographic area (Figure 3-21).

Figure 3-21: Dwelling Density per Km^2 By Study Area, 2011

Area	Private Dwellings	Km	Dwellings/Km
Blackburn	805	50.74	16
College Heights	2,012	4.19	480
Westgate	2,782	37.68	74
Tyner/Cranbrook	903	71.68	13
East Bowl	8,759	11.77	744
West Bowl	9,872	13.86	712
North of Nechako	6,664	128.33	52
Prince George Total	**31,797**	**318.26**	**100**

Source: Statistics Canada 2012c.

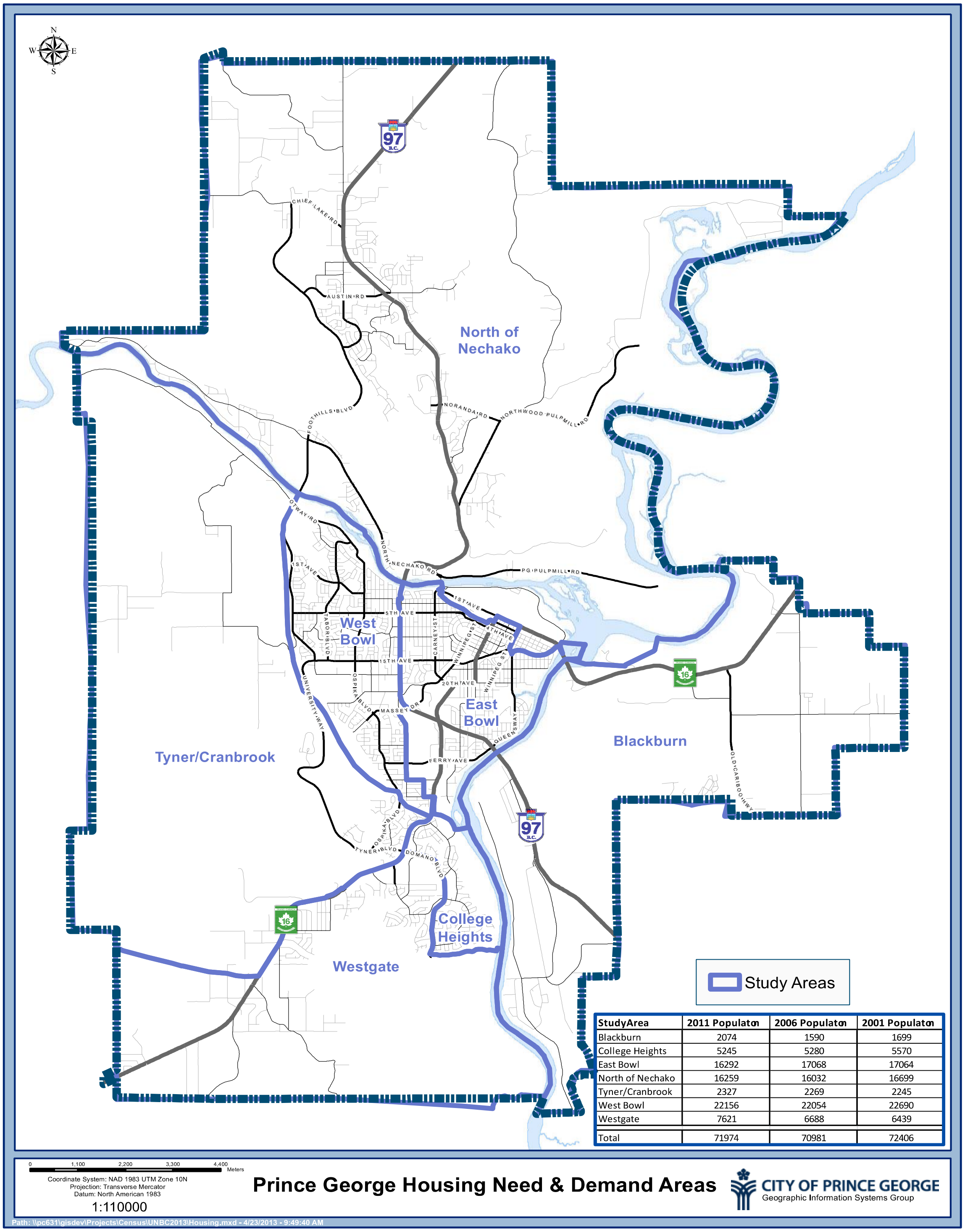
Forty years after amalgamation, Prince George and its residents must find solutions for the low-density development that ensued as a result of the huge expansion in the 1970s. Development of a housing strategy will contribute in part to the solution.

3.6 Population and Housing Profiles: Seven Study Areas

For the purposes of this report, we have divided the City into seven study areas (Figure 3-22). They reflect in large part the historic expansion of the City's boundaries. Each study area consists of one or more census tracts. Each census tract is assigned a "neighbourhood" name corresponding where possible to a local name (Appendix C). The seven study areas have different histories, development trends, and population and dwelling characteristics as shown in the profiles in Appendix D.

This section contains a series of tables that provide an overview of population and housing changes between 2001 and 2011 across the seven study areas.

Figure 3-22: Seven Study Areas



StudyArea	2011 Populaton	2006 Populaton	2001 Populaton
Blackburn	2074	1590	1699
College Heights	5245	5280	5570
East Bowl	16292	17068	17064
North of Nechako	16259	16032	16699
Tyner/Cranbrook	2327	2269	2245
West Bowl	22156	22054	22690
Westgate	7621	6688	6439
Total	71974	70981	72406

Figure 3-23: Population by Study Area, 2001 to 2011

Study Area	Pop. 2001	Pop. 2011	Change	% Change
East Bowl	17,140	16,275	-865	-5.0%
West Bowl	22,695	22,155	-540	-2.4%
Tyner/Cranbrook	2,250	2,330	65	2.9%
North of Nechako	16,660	16,030	-630	-3.8%
Blackburn	1,695	2,075	380	22.4%
College Heights	5,570	5,245	-325	-5.8%
Westgate	6,440	7,625	1,185	18.4%
Total	**72,450**	**71,735**	**-715**	**-1.0%**

Source: CHASS Canadian Census Analyser 2013.

Figure 3-24: Population by Study Area, Aged 0 to 14, 2001 to 2011

Study Area	Pop. 2001	Pop. 2011	Change	% Change
East Bowl	3,020	2,440	-580	-19.2%
West Bowl	4,850	3,905	-945	-19.5%
Tyner/Cranbrook	465	425	-40	-8.6%
North of Nechako	3,845	3,255	-590	-15.3%
Blackburn	395	290	-105	-26.6%
College Heights	1,290	1,125	-165	-12.8%
Westgate	1,555	1,670	115	7.4%
Total	**15,420**	**13,110**	**-2,310**	**-15.0%**

Source: CHASS Canadian Census Analyser 2013.

Figure 3-25: Population by Study Area Aged 15 To 64, 2001 to 2011

Study Area	Pop. 2001	Pop. 2011	Change	% Change
East Bowl	11,815	11,105	-710	-6.0%
West Bowl	16,235	15,755	-480	-3.0%
Tyner/Cranbrook	1,665	1,650	-15	-0.9%
North of Nechako	11,855	11,425	-430	-3.6%
Blackburn	1,140	1,580	440	38.6%
College Heights	4,115	3,745	-370	-9.0%
Westgate	4,605	5,305	700	15.2%
Total	**51,430**	**50,565**	**-865**	**-1.7%**

Source: CHASS Canadian Census Analyser 2013.

Figure 3-26: Population by Study Area Aged 65 To 79, 2001 to 2011

Study Area	Pop. 2001	Pop. 2011	Change	% Change
East Bowl	1,725	1,900	175	10.1%
West Bowl	1,295	1,945	650	50.2%
Tyner/Cranbrook	105	210	105	100.0%
North of Nechako	845	1,150	305	36.1%
Blackburn	130	190	60	46.2%
College Heights	120	355	235	195.8%
Westgate	235	555	320	136.2%
Total	**4,455**	**6,305**	**1,850**	**41.5%**

Source: CHASS Canadian Census Analyser 2013.

Figure 3-27: Population by Study Area Aged 80 and Over, 2001 to 2011

Study Area	Pop. 2001	Pop. 2011	Change	% Change
East Bowl	580	830	250	43.1%
West Bowl	305	530	225	73.8%
Tyner/Cranbrook	25	35	10	40.0%
North of Nechako	115	200	85	73.9%
Blackburn	10	30	20	200.0%
College Heights	25	45	20	80.0%
Westgate	35	105	70	200.0%
Total	**1,095**	**1,775**	**680**	**62.1%**

Source: CHASS Canadian Census Analyser 2013.

Figure 3-28: Aboriginal Identity Population by Study Area, 2001 to 2011

Study Area	Pop. 2001	Pop. 2011	Change	% Change
East Bowl	2,985	3,335	350	11.7%
West Bowl	2,050	2,720	670	32.7%
Tyner/Cranbrook	160	180	20	12.5%
North of Nechako	1,165	1,715	550	47.2%
Blackburn	165	180	15	9.1%
College Heights	230	580	350	152.2%
Westgate	405	390	-15	-3.7%
Total	**7,160**	**9,100**	**1,940**	**27.1%**

Source: CHASS Canadian Census Analyser 2013.

Figure 3-29: Visible Minority Population by Study Area, 2001 to 2011

Study Area	Pop. 2001	Pop. 2011	Change	% Change
East Bowl	850	960	110	12.9%
West Bowl	2,155	2,580	425	19.7%
Tyner/Cranbrook	285	280	-5	-1.8%
North of Nechako	360	305	-55	-15.3%
Blackburn	25	15	-10	-40.0%
College Heights	240	115	-125	-52.1%
Westgate	420	850	430	102.4%
Total	**4,335**	**5,105**	**430**	**9.9%**

Source: CHASS Canadian Census Analyser 2013.

Figure 3-30: Households by Study Area, 2001 to 2011

Study Area	Households 2001	Households 2011	Change	% Change
East Bowl	7,635	7,635	0	0.0%
West Bowl	8,520	9,030	510	6.0%
Tyner/Cranbrook	790	855	65	8.2%
North of Nechako	5,940	6,375	435	7.3%
Blackburn	645	755	110	17.1%
College Heights	1,870	1,945	75	4.0%
Westgate	2,190	2,685	495	22.6%
Total	**27,590**	**29,280**	**1,690**	**6.1%**

Source: CHASS Canadian Census Analyser 2013.

Figure 3-31: One and Two Person Households by Study Area, 2001 to 2011

Study Area	Households 2001	Households 2011	Change	% Change
East Bowl	5,285	5,620	335	6.3%
West Bowl	4,650	5,625	975	21.0%
Tyner/Cranbrook	405	460	55	13.6%
North of Nechako	2,955	3,765	810	27.4%
Blackburn	360	505	145	40.3%
College Heights	780	1,040	260	33.3%
Westgate	975	1,320	345	35.4%
Total	**15,410**	**18,335**	**2,925**	**19.0%**

Source: CHASS Canadian Census Analyser 2013.

Figure 3-32: Single Detached Dwellings by Study Area, 2001 to 2011

Study Area	Dwellings 2001	Dwellings 2011	Change	% Change
East Bowl	3,775	3,410	-365	-9.7%
West Bowl	5,490	5,250	-240	-4.4%
Tyner/Cranbrook	625	605	-20	-3.2%
North of Nechako	4,125	4,495	370	9.0%
Blackburn	470	485	15	3.2%
College Heights	1,640	1,690	50	3.0%
Westgate	1,710	2,100	390	22.8%
Total	**17,835**	**18,035**	**200**	**1.1%**

Source: CHASS Canadian Census Analyser 2013.

Figure 3-33: Total Apartments Including Secondary Suites by Study Area, 2001 to 2011

Study Area	Dwellings 2001	Dwellings 2011	Change	% Change
East Bowl	2,375	2,945	570	24.0%
West Bowl	1,940	2,745	805	41.5%
Tyner/Cranbrook	30	115	85	283.3%
North of Nechako	165	250	85	51.5%
Blackburn	5	10	5	100.0%
College Heights	75	105	30	40.0%
Westgate	110	165	55	50.0%
Total	**4,700**	**6,335**	**1,635**	**34.8%**

Source: CHASS Canadian Census Analyser 2013.

Figure 3-34: Total Other Single Attached Dwellings Including Movable Dwellings by Study Area, 2001 to 2011

Study Area	Dwellings 2001	Dwellings 2011	Change	% Change
East Bowl	200	95	-105	-52.5%
West Bowl	5	25	20	400.0%
Tyner/Cranbrook	75	70	-5	-6.7%
North of Nechako	1,455	1,410	-45	-3.1%
Blackburn	155	250	95	61.3%
College Heights	0	5	5	n/a
Westgate	190	240	50	26.3%
Total	**2,080**	**2,095**	**15**	**0.7%**

Source: CHASS Canadian Census Analyser 2013.

Figure 3-35: Owned Dwellings by Study Area, 2001 to 2011

Study Area	Dwellings 2001	Dwellings 2011	Change	% Change
East Bowl	3,855	3,585	-270	-7.0%
West Bowl	5,450	5,745	295	5.4%
Tyner/Cranbrook	600	720	120	20.0%
North of Nechako	5,055	5,655	600	11.9%
Blackburn	565	605	40	7.1%
College Heights	1,640	1,650	10	0.6%
Westgate	1,915	2,460	545	28.5%
Total	**19,080**	**20,420**	**1,340**	**7.0%**

Source: CHASS Canadian Census Analyser 2013.

Figure 3-36: Rented Dwellings by Study Area, 2001 to 2011

Study Area	Dwellings 2001	Dwellings 2011	Change	% Change
East Bowl	3,795	4,055	260	6.9%
West Bowl	3,065	3,170	105	3.4%
Tyner/Cranbrook	190	135	-55	-28.9%
North of Nechako	885	720	-165	-18.6%
Blackburn	85	110	25	29.4%
College Heights	225	315	90	40.0%
Westgate	270	170	-100	-37.0%
Total	**8,515**	**8,675**	**160**	**-4.9%**

Source: CHASS Canadian Census Analyser 2013.

Figure 3-37: Percent of Owned and Rented Dwellings by Study Area, 2011

Study Area	Owned Dwellings	% Owned	Rented Dwellings	% Rented	Total
East Bowl	3,585	46.9%	4,055	53.1%	7,640
West Bowl	5,745	64.4%	3,170	35.6%	8,915
Tyner/Cranbrook	720	84.2%	135	15.8%	855
North of Nechako	5,655	88.7%	720	11.3%	6,375
Blackburn	605	84.6%	110	15.4%	715
College Heights	1,650	84.0%	315	16.0%	1,965
Westgate	2,460	93.5%	170	6.5%	2,630
Total	**20,420**	**70.2%**	**8,675**	**29.8%**	**29,095**

Source: CHASS Canadian Census Analyser 2013.

Figure 3-38: Average Value of Owned Dwellings by Study Area, 2001 to 2011

Study Area	2001	2011	Change	% Change
East Bowl	$111,238	$207,994	$96,756	87.0%
West Bowl	$125,117	$235,545	$110,428	88.3%
Tyner/Cranbrook	$164,182	$291,266	$127,084	77.4%
North of Nechako	$134,382	$237,124	$102,742	76.5%
Blackburn	$77,352	$157,411	$80,059	103.5%
College Heights	$125,950	$250,029	$124,079	98.5%
Westgate	$156,831	$298,541	$141,710	90.4%
Prince George	$127,140	$241,240	$114,100	89.7%

Note: Census data available for 21 of 23 tracts.
Source: CHASS Canadian Census Analyser 2013.

Figure 3-39: Single Family Dwelling Building Permits by Study Area, August 2012 to July 2013

Study Area	SFD Permits No.	SFD Value	Value of All Residential Permits	SFD Value as % of All Residential Permits
East Bowl	8	$1,648,275	$5,534,750	29.8%
West Bowl	3	$1,127,724	$7,498,737	15.0%
Tyner/Cranbrook	21	$6,039,725	$6,950,895	86.9%
North of Nechako	26	$6,062,272	$7,298,042	83.1%
Blackburn	3	$624,610	$836,450	74.7%
College Heights	18	$4,756,061	$5,347,041	88.9%
Westgate	14	$4,214,282	$6,180,668	68.2%
Total	**93**	**$24,472,949**	**$39,646,583**	**61.7%**

Source: City of Prince George Building Permit Statistics 2012/2013.

These profiles have provided a broad overview of the characteristics of the population and housing stock in Prince George. They have also provided a brief outline of the historical development of the City for each of seven study areas, as well as summary tables comparing population and housing trends across the City from 2001 to 2011.

3.7 Housing Market Opportunities

After more than 25 years of flat economic and population expansion, Prince George continues to be "on the cusp of growth" as a result of possible new cycles of change within northern BC's economy that will affect Prince George as the "northern capital of BC".

Many cross-regional resource development projects are proposed or underway throughout northern BC (Ministry of Jobs, Tourism and Skills Training and Responsible for Labour 2013). Most consist of large resource extraction operations such as mining operations, pipelines, an oil refinery, and up to six liquid natural gas processing facilities. Most are in the proposal stages, and it is anticipated that some will not proceed for investment or other reasons. Those that proceed will have a construction phase with increased temporary demand for skilled trades and professionals. This phase will bring new people to Prince George for the construction work, although it is anticipated that many will live here on a "fly-in/fly-out" basis, and will reside in workforce camps. The operations phase of these projects will bring permanent residents to Prince George. These residents may work directly for industry or in professional, technical, and trade support and service occupations. This increase in population will also create the need for community support occupations in sectors such as health, education, retail, and services. As with the construction phase, it can also be anticipated that some of these workers will maintain permanent homes elsewhere, and work here on a "fly-in/fly-out basis. If this much-anticipated growth occurs, it will influence the housing needs of the City's current and future residents.

Prince George is living with a legacy of extensive housing and subdivision development that occurred almost fifty years ago in response to the last great industrial boom: construction in the late 1960s and early 1970s of the pulp mills, the oil refinery, and other industrial installations. Between 1961 and 1971, the City population increased from 13,877 to 33,101 (Llewellyn 1999) and jumped again to 67,559 by 1981 (Census 1981). During this time, houses, apartment buildings, subdivisions, and schools were built at a rapid pace to keep up with the young population who were drawn to the City and region to work in industry and to teach over 20,000 students enrolled in School District 57. Houses were built with young families in mind. Three-storey apartment buildings were constructed close to downtown and along key transportation routes to accommodate young single people and couples moving to Prince George to work.

More than half of the current single-family housing stock was built between 1961 and 1980 (Figure 3.13). A common house design from that time consists of a two storey detached split-entry house with a grade level entrance, seven steps up to the main floor, and seven steps down to the basement. The entrance hallway consists of a small landing between the two sets of stairs. A small closet is located to one side of the landing. It provides minimal storage space, entirely unsuited to a winter climate that requires storage space for outdoor footwear and bulky winter coats. At one end of the main floor are two or three bedrooms with one en suite bathroom and one main bathroom.

At the other end are the kitchen, dining area, and living room. Sliding doors open from the dining area onto a deck. The lower floor has a laundry room, gas furnace, and space for recreation or extra bedroom. Bedrooms, bathrooms, and kitchens are generally smaller than those built today.

This design was replicated for several decades throughout Prince George's subdivisions and can be viewed extensively in any older neighbourhood using Google Street View. Similar to the "Vancouver Special", this is a recognizable Prince George house design (Appendix E: Split Entry House Design). However, unlike the Vancouver Special, the Prince George design cannot be easily adapted to today's lifestyle or to accommodate persons with mobility problems. However, the Prince George design may have one advantage: if there is an outside basement entrance, it may be possible to add a basement suite to provide a type of an affordable housing option.

Apartment buildings built in the 1960s, 1970s, and 1980s were also constructed with a young working population in mind. Many buildings have a grade level entrance with seven steps up to the main floor and seven steps down to the basement or "ground floor" (Hogan 2005). Elevators were not installed at that time. It is difficult to retrofit an elevator and there is no way to install an elevator today because of the lack of street level access either to the ground floor or to the first floor. This apartment building design cannot accommodate a population that requires accessible or visitable rental housing. However, the buildings do serve as a source of affordable housing for able-bodied students, seniors, and others (Hogan 2011 fieldwork notes).

Through interviews and workshops, the Housing Strategy Framework project has identified and reviewed a variety of other housing needs in Prince George: for market housing, affordable market housing and non-market housing. The findings are described in the following pages.

Market Housing for New Residents

Market housing opportunities exist for several market segments that include new arrivals as well as current residents. Workers in northern industry jobs use Prince George as a staging area as they move between remote workplaces and their home communities. They are looking for secure, often furnished, residences with secure places to store valuable work vehicles or equipment trailers. Some will buy or lease a unit in an apartment building with secure parking. Others use hotels for shorter stays.

As professionals and executives and their families from larger cities move to Prince George, they can be expected to seek the type of housing they enjoyed in their home community. Homes under construction in new developments such as University Heights may meet the needs of other professionals and executives. Lot prices in University Heights are in the range of $120,000. House prices are as high as $600,000. For middle income buyers, new townhouses, apartments, and half duplexes elsewhere in the City are priced in the $250,000 to $350,000 range.

Senior executives may commission custom-built homes on large river view lots or rural acreages inside and outside city limits. Examples of such homes are shown in BC Assessment's list of 100 Northern Top Value Residential Properties for 2014 (BC Assessment 2014). Nineteen northern top value properties are located within the City of Prince George. Nine are located in the rural areas adjacent to Prince George (Figure 3-40).

Figure 3-40: Greater Prince George Top Value Residential Properties* 2014

Study Area/Location	No.	Lowest Value	Highest Value
College Heights	3	$827,000	$1,638,000
North of Nechako	9	$846,000	$1,326,000
Tyner Cranbrook	1	$864,000	n/a
Westgate	6	$928,000	$1,221,000
Tabor Lake-Shelley	1	$930,800	
Chief/Ness Lakes	6	$822,000	$1,803,000
West Lake	1	$1,168,000	n/a
Beaverley-Mud River	1	$1,171,000	n/a

* Includes single family residences and acreage
Source: BC Assessment 2014.

From the interviews, we learned that that some professionals and executives will rent a new home rather than buy. They may not be sure how long they can or will live in Prince George. In other cases, their spouse or family is unwilling or unable to move to Prince George. As one interviewee noted, "Managers and others need to put down roots before they can commit to purchasing a home".

Market Housing for Students

From interviews and meetings, we learned how post-secondary students meet their housing needs. University residences provide a transition away from home for many first year students from out of town. Housing needs beyond first year can generally be met in the private market. Students rent homes or large apartments together in areas such as lower College Heights, Spruceland, Westwood, or close to the University Hospital of Northern BC. Basement suites or secondary suites also provide housing for students. Students from well-to-do families, and international students with extensive financial support from their home countries, may buy a townhouse or strata title apartment for the duration of their studies. Aboriginal students may rent a room or suite from an Aboriginal household providing a culturally appropriate home environment. International students rent rooms or suites with working families or retired teachers in order to practice English and learn about Canadian culture.

Concentrations of students also live in the cluster of three-storey walk-up apartments on 15th Avenue between Central and Foothills. The buildings are located close to the 15th Avenue bus route between UNBC and downtown. Students at these locations do not require a vehicle in order to access UNBC, CNC, or retail services. Many buildings are within walking distance of numerous restaurants serving a variety of international foods. Rents generally include heat and electricity. This is an important consideration for students living on restricted budgets. To cover increased costs of heat and light, some landlords charge a base rent for one person with an additional monthly charge for each additional person (Hogan 2011).

Interviews and meetings also revealed that there may be little appetite to build student rental housing in the downtown as students may prefer to live closer to UNBC and CNC. In addition, the enrolment at both UNBC and CNC is been static since 2003 (UNBC 2013) may cause builders or developers to hesitate before investing in purpose-built student housing. Older homes and apartment buildings, located close to bus routes, will likely continue to meet the needs of many students for years to come unless student enrolment increases.

Market Housing for Seniors

Most of the existing population of older people has lived in Prince George for decades. Many came during the boom years of the 1960s and 1970s. A popular saying among retirees is that they "came for two years and stayed for life". Through our interviews and meetings, we learned of a growing market demand by younger seniors in their fifties and sixties, who have recently retired, for smaller, one-level detached homes in secure communities, which would enable them to enjoy extensive travel. For these interviewees, the ability to have access to a yard, albeit a smaller yard, was important. They were not ready to move into a multi-storey apartment. New **bare-land strata title** developments consisting of detached houses with a main floor and basement have been built in the past 15 years to meet this demand (Appendix F: Rancher with Level Entry). One of the first, in Westgate, was built with seniors in mind, although seniors did not initially buy the units. Today, more such developments are underway to meet the need for modern homes with few stairs or steps, in a secure setting, where younger seniors can lock up their homes and travel for months at a time.

Older seniors, generally defined as those in their mid-seventies/early eighties and older, may require services at home. This is also the stage of life when many will give up or lose their drivers licence. Housing for this age group should be located close to shopping, services, programs, transportation, and other amenities and designed with a level entry, all living space on a single level, room for mobility aids such as walkers and scooters, and bracing for grab bars in the bathroom. Many seniors in this age group will continue to live in independent housing, however it can be anticipated that some will opt for moving into a supportive housing which includes services such as meals, housekeeping, transportation, and social opportunities. One privately operated complex for seniors living independently was constructed in 2004 to meet this demand. Similar complexes may follow in the years to come as market demand increases. Such housing is seen by Prince George standards to be "very expensive". By the standards of large metropolitan centres, the cost is not unreasonable.

An example of a privately owned rental complex is Country Seniors Community, located at 7364 Hart Highway. It provides independent living for seniors aged 55 and older. The complex consists of 67 one- and two-bedroom units in 16 multi-unit buildings. The original owner built 37 units in 1996 on a three-acre site. A new owner added 30 units in 2010 and 2012 on an expanded site. Of the units, 35 have ground-level entry and are capable of being modified for full wheelchair access. Two units are located on the second floor of a new building and are equipped with stair lifts. Rents range from $880 to $1,200 a month and the building is fully occupied with a waiting list. The owner receives no subsidies or grants but individual tenants may be eligible for the SAFER subsidy.

Affordable Market Housing

Affordable housing, both rented and owned, is available in the private market depending on a household's level of income. In the private market, old rental apartment buildings are the largest source of affordable housing for individuals living on low incomes. Most affordable rental apartment buildings are located within one kilometre of the downtown and along 15th Avenue in Spruceland. Average rents in 2013 ranged from $553 for a bachelor suite to $862 for a three-bedroom unit (Figure 3-17). Students and older people will pay higher rents to live in accommodation that better suits their needs (Kormos 2012; Hogan 2009).

Another source of affordable market rental housing for individuals and families are the manufactured home parks (MHPs) located throughout the City, except in College Heights, Census Tract 2. Twenty-three MHPs contain over 1,300 rental pads for manufactured homes that may be rented or owned by their occupants (Figure 3-41). Further information is needed about Prince George's MHPs as a source of affordable housing for seniors, families, and others. Further information is also needed about the condition of MHPs and their infrastructure, whether they are fully occupied, and what changes in land ownership may be occur as large parcels of developed land become scarce and, therefore, more valuable

Figure 3-41: Manufactured Home Parks by Study Area, 2005

Study Area	Parks	Pads
Blackburn	2	125
East Bowl	5	282
West Bowl	1	18
North of Nechako	9	643
Tyner/Cranbrook	3	78
College Heights	0	0
Westgate	3	237
Total	**23**	**1,383**

Source: City of Prince George Map of Manufactured Home Parks, 2005.

Outside Metro Vancouver, seniors with gross monthly incomes of less than $2,033, and couples with gross monthly incomes of less than $2,217 may be eligible to receive the Shelter Aid for Elderly Renters (SAFER) subsidy. Income levels and subsidy rates have not changed since 2007 despite increases in rents and cost of living.

Households on **low income** can apply for rental assistance from BC Housing to help pay a portion of their private market rental costs. Rental subsidies are available through BC Housing for working families and seniors living in private market rental housing. Working families with low incomes are eligible to apply for the Rental Assistance Program, which provides eligible low-income, working families with cash assistance to help with their monthly rent payments. Families must have a gross household income of $35,000 or less, have at least one dependent child, and have been employed at some point over the last year (BC Housing 2013b).

Affordable home ownership is also possible for individuals or families with the resources to buy entry-level homes costing less than the average value in 2011 of $241,240. Table 3-38 shows the average values of owned dwellings in each study area. Monthly mortgage payments for such homes are often equivalent to monthly rent payments. However, the ongoing cost of repair and maintenance may turn out to be more than expected.

Non-Market Housing

Prince George has almost 1,000 units of non-market housing (Figure 3.19). We learned from the interviews and meetings that some non-market tenants need assistance and supports to learn to be successful as tenants. Without such assistance, unsuccessful tenants may lose their homes and end up back on waiting lists for other non-market housing.

Information on the need for new non-market housing was collected by means of interviews, phone calls, and emails. The following is a partial list of need and demand using "wait list" information.

BC Housing

- Directly manages 262 housing units, including units in Victoria Towers
- Applicant wait list:
  - 101 for bachelor or 1-bedroom units
  - 45 for 2-bedroom units
  - 16 for 3-bedroom units
  - 28 for 4-bedroom units
- Length of wait times: not yet available
- Victoria Towers will provide 93 units of bachelor, one-bedroom and two-bedroom units when it re-opens following major renovations

Northern Health

- Directly manages 210 units of seniors housing
  - Spruceland Dormitories: 50 bachelor suites
  - Aspens 1 and 2: 34 bachelor suites
  - Cottages: 6 one-bedroom units
  - Alward Place: 120 one-bedroom units
- Wait list averages 127 applicants
- Wait times vary by site
- Wait time for largest site is 23.9 months
- For the two smaller sites, wait times range from 2.8 months to six months

Prince George Metis Housing Society

- Owns 90 properties with 160 units of housing for families and individuals with low incomes (elders, disabled, students, single parents, addiction, unemployable, others)
- Federal subsidies are coming to an end; the Society must become fully self-supporting
- Waiting list: 276 active applicants as of June 2013
- Financial Literacy: all applicants are now required to take financial literacy training. Initial feedback is that it has opened people's eyes to help them manage their finances and thus become better tenants

Elizabeth Fry Housing Society

- Operates 127 units in four locations: families, seniors, persons with disabilities
- Subsidized rents and low end of market rents
- BC Housing provides operating funds
- Waitlist: 230 individuals or families including seniors and persons with mobility challenges
  - 1 bedroom: 140
  - 2 bedrooms: 51
  - 3 bedrooms: 29
  - 4 bedrooms: 10

- Wait times: Units are allocated on the basis of need and levels of available subsidies. Depending on individual situations and availability of units, wait times can extend for years

Active Support Against Poverty (ASAP)

- Operates 28 bachelor suites for people at risk of homelessness and 16 apartments for low income single persons
- 47 applicants waiting for housing
- Different criteria for each type of housing; some applicants are on both lists
- Does not shortlist applicants until there is an opening as vacancies are completely unpredictable
- Wait list does not vary with time of year

Canadian Mental Health Association (CMHA)

- Operates 19 apartments leased in a private rental market building
- Owns a five-person home for individuals with severe and persistent mental illness; operating costs are covered by rent payments
- Tenants pay $375 a month; BC Housing tops up the rent to a maximum of $650
- Wait times: 2 openings in the apartments and one in the home in the past 1.5 years
- Vacancies are filled from wait list developed with Housing Committee for Mental Health (includes Northern Health, Forensics, BC Housing)

Prince George Native Friendship Centre

- Runs three housing complexes:
    - Ketso Yoh: provides supports and temporary living facilities for men in need
        - 21 emergency shelter beds
        - 10 alcohol and drug supportive recovery beds
        - 15 supported living beds – 365 days/year
    - Friendship Lodge: 30 units of supported housing to meet the needs of adults who are homeless or at risk of homelessness
        - BC Housing provides operating funds
    - Tse Koo Huba Yoh: 17-unit supportive housing for homeless women dealing with mental health and addictions issues
        - BC Housing provides operating funds
    - Centre does not carry a waiting list

Association Advocating for Women and Children (AWAC)

- Runs a supported housing program for 8 women
- Rent is $375 per month
- Were fully funded for a full-time coordinator until February 2012
- Coordinator's hours are now reduced which reduced the number of tenants due to issues of monitoring and supervision

- Specific requirements to qualify: willing to progress in one's life, live with others, share housekeeping tasks
- Currently four tenants
- No wait list: women enquiring about the program are referred to Tse Koo Huba Yoh and Friendship Lodge
- BC Housing provides a subsidy of $1,200 a month to assist with rent and utility bills for women living in the community. Rent subsidies are allocated on a first come, first serve basis

John Howard Society

- Has identified a need for 8 units of second-stage housing for men coming out of Corrections
- Location: Above John Howard offices – all support services are there and in place
- Cost: approximately $120,000 a year to operate

A Note on Waiting Lists

Non-market housing providers note that it is difficult to assess the actual number of households in housing need for a variety of reasons.

1. Housing applicants may be on several agency lists including the BC Housing Registry and separate lists for individual non-profit and co-op housing providers
2. Some housing applicants cannot be contacted easily when a unit becomes available because they have not updated their contact information. This is especially the case for people staying in homeless shelters unless they have a cell phone and keep the housing provider up to date with a current cell number
3. Some applicants decline to accept a vacancy in a no-pets complex as long as their pet(s) are alive; they will not move without them
4. Tenants who smoke, particularly those with mobility issues, may decide not to move into non-smoking housing unless there is a sheltered place to smoke within the complex
5. Some people on waiting lists are adequately housed but want to move to a preferred unit within a complex or a preferred building within a community

Our project has identified that further work is required to quantify the housing and support needs of men, particularly older men, suffering from mental health and addictions issues.

Our project also identified that further work is required to maintain and circulate detailed and up to date information on the many non-profit housing resources and support services that currently serve Prince George residents.

Organizations wishing to construct new non-market housing in Prince George may have to find new ways to find the funds for capital and operating costs. At this time, there are no provincial funds available through BC Housing to build new subsidized housing units. Several case studies of non-market housing that does not require ongoing subsidies are described in Appendix G: Pocket Neighbourhoods.

3.8 Neighbourhood Issues

Prince George has many distinct neighbourhoods. Most are laid out in the low-density suburban style of the late 1960s and early 1970s when the City developed rapidly in response to the last great economic boom. Subdivisions, consisting largely of single- family dwellings, were purposely designed to deter through-traffic and provide access to parks and open space (Llewellyn 1999). The new subdivisions incorporated neighbourhood schools so that small children could walk to schools without crossing busy major roads or traffic arteries. However, living in low-density neighbourhoods, far from services, required households to own one or more vehicles. Low-density neighbourhoods, consisting largely of single-family dwellings, continue to be developed today in Prince George, in parallel with attempts to increase densities through secondary suites and narrow lot housing. All three issues are discussed below.

The OCP notes that 3,600 to 7,500 new housing units may be needed to meet demand by 2025. This projection is based on an annual population growth of 0.4% 1.2%; from 75,568 in 2010 to between 78,900 and 90,200 in 2025. The OCP also notes that there is capacity for 30,000 units on zoned vacant or under-utilized land and 11,300 units are available in new neighbourhood plan areas. It would appear Prince George is already over-supplied with low-density lots, largely as a result of conversion of undeveloped lands to subdivisions over the past ten years (Figure 3-42).

Five new low-density neighbourhoods are currently underway or proposed on under-developed land outside the bowl (City of Prince George 2013b). Neighbourhood plans on under-developed land require expanded city services to be installed and maintained. Costs include road and sidewalk construction and maintenance, snow clearing, water, sewer, public transit, and custom transit. Using Google Maps, distances from these neighbourhoods to the nearest retail and commercial services measure from two to four kilometres. Residents in these new neighbourhoods require a vehicle to get to work, school, or services.

Figure 3-42: Neighbourhood Plans Outside the Bowl

Year	Plan	Study Area
2004	Wessner Heights	North of Nechako N22
2006	Fraser Benchlands	College Heights
2007	Ospika South	Westgate
2011	Glenview Crescents	North of Nechako N23
2011	University Heights	Tyner/Cranbrook

Source: City of Prince George 2013b.

A sixth plan, not officially called a neighbourhood plan, is for the proposed Valleyview Lands in Upper Hart East (N23). The redevelopment comprises almost 120 ha of low density or undeveloped lands. The rezoning bylaw for this development received final approval by Council in December 2014.

Three neighbourhood plans have been developed in the bowl, which has higher population densities than the rest of the City: the Crescents, the 5th and Tabor Smart Growth Plan, the Prince George Golf Course, and the Pine Centre Neighbourhood Plan. The Pine Centre Neighbourhood Plan was developed in 2010 in expectation that the Prince George Golf Course was relocating. The Plan proposed an additional 2,400 housing units, primarily multi-family, as infill along existing service corridors. Infill development from these Plans will create higher population and housing densities at less cost to the municipality. Such neighbourhoods require less expansion of city services, including road maintenance and snow clearing, than similar services in the new low-density neighbourhoods described above. Expansion of services in all new neighbourhoods should be tracked and measured to confirm the extent of municipal cost increases compared to increases in tax and fee revenues resulting from all neighbourhood plans.

In addition, no further development should occur outside of these planned areas within the Urban Boundary until these costs have been measured and demonstrated. In contrast to low-density development, the City instituted a policy in 2007 to permit secondary suites in all single-family dwellings. This allows for 'gentle densification' while adding to the overall housing inventory (Nielsen 2013). Additional housing units also will be added to the City's housing inventory with the introduction of narrow lot housing as in-fill in specific areas of the bowl.

It appears that the City is now over-supplied in terms of land development and future housing supply as a result of planning and development decisions over the past 15 years. The cautions from the housing strategy interviews and meetings were to avoid housing development that would extend city services further.

Through the interviews and meetings we learned about attitudes regarding the City's neighbourhoods. Participants emphasized the value of clustering housing close to shopping, services, and transit. They raised the possibility of demolishing or converting under-used buildings in shopping malls to multi-family housing. An example is the former movie theatre in Spruceland Shopping Centre, built in 1969, closed in the 1990s and eventually converted to retail use. The building is now vacant. Participants also emphasized the value of mixed neighbourhoods, containing a variety of housing forms, tenures, and housing values. Participants suggested that specific neighbourhoods should be identified for this transition, and that zoning, expectations, and incentives should be put in place to achieve these neighbourhood transitions. They noted that some of these incentives already exist for the downtown.

We heard about the challenges that local builders experience when building forms of housing that are new in the Prince George market. Builders do not have easy access to financing, nor do they have deep pockets. If new housing does not sell quickly, they are not able to carry unsold housing inventory. As a result, they build what will sell to the middle and upper markets, based on their many years of local experience. Local builders respond to changes in demand if they know there is a likelihood that such properties will sell. Despite increasing movement toward other forms of housing, the single family home on a fee simple lot in a residential neighbourhood continues to be the 'gold standard' by which housing is measured in Prince George.

Through the interviews and workshops, we also heard ideas for the gradual transformation of housing and neighbourhoods to meet the needs of new generations of households. Participants recognized that new generations will consist largely of one and two person households. There will be fewer families with young children, and seniors will eventually outnumber school-aged children unless there is in-migration of younger people. The transformation is part of a framework for a Prince George housing strategy.

3.9 Summary of Key Findings

The research conducted for the City of Prince George Housing Need and Demand Study provides information and insight into the key characteristics that will shape housing need and demand into the future. The key findings include the following:

Population Characteristics

- The population of Prince George is aging. As a result, households are getting smaller. This will create the need for smaller housing units that are accessible, secure, and located close to services and shopping areas. Housing for older seniors should contemplate the need to provide services such as assistance with housekeeping, meals, personal care, and transportation. According to the 2011 Census, the majority of seniors reside in the East Bowl (2,730), West Bowl (2,474), and North of Nechako (1,350). The other four neighbourhoods combined total 1,465 seniors.

- Families in Prince George are smaller. This is consistent with a national trend toward having fewer children. Housing for families may not be smaller in size, but the design and room configuration of today's family home includes more common and entertainment areas, and more bathrooms.

- There is a growing Aboriginal population in Prince George, which may indicate the emergence of a demand for culturally sensitive and appropriate housing design.

- The overall population of Prince George is projected to grow quite modestly over the coming decade; an average growth rate of 0.4% to 1.2% annually is anticipated. Numerically, this equates to an increase from a population of 75,568 in 2010 to between

78,900 and 90,200 in 2025. This is an increase of between 3,332 and 14,632 people. The OCP has projected a need for 3,600 to 7,500 new housing units to accommodate this population. This could increase if the anticipated resource projects go ahead.

Housing Characteristics

- There are approximately 30,000 dwellings in Prince George. Most of these (65%) are single-detached homes. According to the 2011 Census, the majority of these are located in the West Bowl (5,250), North of Nechako (4,495), and East Bowl. The other four neighbourhoods combined total 4,880 single-family dwellings.

- The majority of the housing stock in Prince George (65%) was constructed before 1980. While most is in good repair, the designs are as not suitable or desirable for an aging population or for today's families.

- Single-detached houses continue to be the dominant housing form, but there has been an increase in the diversity of housing options available over the last decade, with more apartment complexes under five storeys and duplex apartments, including secondary suites.

- Ownership opportunities continue to be focused on single-detached homes, although there are growing opportunities to purchase other housing forms, such as apartments and row houses.

- The projected new housing demand, 3,600-7,500 new dwellings could be met within the current infrastructure envelope, which would reduce costs to the City.

Housing Market Opportunities

- The research for the project identified housing need in a number of specific target markets, specifically:

  - Mobile workers travelling to and from northern industry jobs looking for accommodation with low maintenance and upkeep.

  - Permanent residents from larger cities, many of whom will be professionals or managers and their families looking for new homes and modern design.

  - Executives looking for large homes on large rural lots.

  - Mobile seniors looking for private, secure, low maintenance, single-storey housing, many of whom wish to travel extensively.

    - Older seniors who wish to live close to medical, health, or retail services or who may require onsite meals, social activities, personal services, and transportation.

    - Students who wish to live close to campus, services, and public transit.

- Outside of the market, there will continue to be a need for non-market (subsidized) housing for those who cannot find housing at an appropriate cost in the market or who require additional services to assist with daily living.

These characteristics will shape the need and demand for housing in Prince George in the coming years. Understanding these characteristics will help inform the housing strategies that lead to the development of a robust and diverse housing supply that meets the needs and provides options for the full range of Prince George residents and positions the City of Prince George to help establish a housing supply that aligns with economic growth and diversification opportunities.

3.10 Conclusion

Over the next 10-20 years, housing need and demand will be shaped by three factors: an aging population, the in-migration of new residents, and the need for renovation and revitalization of the large aging housing stock in established neighbourhoods. Taken together, these three factors will result in a growing mis-match between housing need and demand and the housing stock in Prince George.

The Growing Seniors Population

It is anticipated that the seniors population in Prince George will almost double in the next 20 years. Most of this increase will be the result of the existing population aging in place. Most of these residents currently reside in single detached dwellings in three established neighbourhoods, the East Bowl, West Bowl, and North of Nechako. The majority of housing in these neighbourhoods feature a split-level design, characterized by two flights of stairs in the living area.

As this population group ages, lifestyle considerations, such as a desire to travel and the inability to perform heavy household chores, along with increasing mobility challenges will mean that these homes will not be well-suited to their needs. The split-level housing design is not easily renovated to accommodate mobility challenges, therefore it can be anticipated that many of these residents will be looking for new housing.

This will create a demand for market housing options, both ownership and rental. This housing will have to be carefully priced using estimates of the proceeds that would result from the sale of an existing older home. It should be noted that most seniors selling and moving from a home that they own will not qualify for subsidized housing.

The In-Migration of New Residents

Prince George will experience in-migration in conjunction with two shifts in the economy. The first group of new residents will arrive in Prince George in the next five years from larger urban centres to pursue career opportunities associated with large resource sector projects. While many will hold professional, managerial, and executive positions, there will also be a number of skilled tradespeople. All of these new residents will have higher than average household incomes. They will be singles, families with children, and families without children. The majority of new households will be smaller than the 'traditional' household. It is anticipated that this group will be looking for newer housing that incorporates modern design elements, such as an open plan, entertainment rooms, and multiple full bathrooms. The second group will begin arriving in Prince George in large numbers in about 10 years, as replacement workers for the retiring 'baby boom' generation. This group will include a wide range of occupations from the industrial, government, health, and educational sectors. Given the large number of jobs in these sectors, this in-migration will be significant. These workers will be younger, have high levels of skills and education, and generally higher incomes.

Segmenting the housing market for new residents, it can be anticipated that there will be a demand from singles and families without children for high-quality townhouse and apartment units. Looking to similar projects in larger urban centres where these new residents will be coming from will provide an indication of the features and amenities they will be looking for. The same can be said for anticipating the demand for single-family homes from families with children. It should be noted that, in larger urban centres, there is less demand for large lots as this demographic generally works longer hours, so has less time for yard maintenance.

Renovation and Revitalization of Existing Housing and Neighbourhoods

The majority of the single-family dwelling housing stock in Prince George is over 30 years old. It will soon be poorly-suited to the existing aging occupants and will be seen as less than desirable by new, younger residents. This creates an opportunity and need to think creatively about revitalizing these neighbourhoods and homes.

One option is to encourage renovation of existing housing. While it is unlikely that renovations could make the housing suitable for aging residents, it could renew the housing and neighbourhoods for a new generation of families. Another option would be to further promote narrow lot housing by extending the Intensive Residential Development Permit Areas. It is interesting to contemplate the fact that assembling several properties and subdividing them to create 'pocket neighbourhoods' could allow seniors to remain in their existing neighbourhood (see Appendix G for an example of a 'pocket neighbourhood').

Without a strategy to facilitate this transition, there is a risk that these neighbourhoods will become undesirable and ‘hollowed out’. Given the sheer number of homes involved, this would be highly undesirable for the City. On the positive side, home renovations and new housing would increase the property and tax values and have the advantage of accommodating more housing within the existing infrastructure envelope.

4. Appendix A: Definitions

Definitions have been retrieved wherever possible from official sources. Where official definitions are not available, they are defined here based on their context.

Acceptable housing: Housing that is adequate in condition, suitable in size, and affordable (CMHC 2007b).

Adaptable housing: Housing that is designed and built so that accessibility features can be added easily and inexpensively after construction (City of Prince George 2012b).

Adequate housing: Housing is adequate if residents are able to report that no major repairs are needed. Major repairs include structural work on foundations or framing, and updates to heating, plumbing, and electrical systems (CMHC
2005a).

Affordable housing: Housing costs are less than 30% of total before-tax household income (CMHC 2007b).

Apartment: See Dwellings.

Bare land strata plan: (a) a strata plan on which the boundaries of the strata lots are defined on a horizontal plane by reference to survey markers and not by reference to the floors, walls or ceilings of a building, or (b) any other strata plan defined by regulation to be a bare land strata plan (BC Ministry of Energy, Mines and Natural Gas 2013b).

Brownfield: Abandoned, vacant, derelict or underutilized sites with active potential for redevelopment that may have contamination or the perception of contamination from a previous use. These sites are often former commercial or industrial properties (City of Prince George 2012b).

Complex care: Often referred to as extended care, intermediate care, long-term care or residential care. Complex care is provided in a **community care facility**. It provides a higher level of personal assistance than assisted living. Complex care is for people who require 24-hour supervision, personal nursing care and/or treatment by skilled nursing staff (BC Ministry of Health 2013).

Core Housing Need: A household is said to be in core housing need if its housing falls below at least one of the adequacy, affordability or suitability, standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards):

- Adequate: reported by their residents as not requiring any major repairs.
- Affordable: dwellings cost less than 30% of total before-tax household income.
- Suitable: has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.

A household is not in core housing need if its housing meets all of the adequacy, suitability and affordability standards OR, if its housing does not meet one or more of these standards, but it has sufficient income to obtain alternative local housing that is acceptable (meets all three standards).

NOTE: Regardless of their circumstances, non-family households led by maintainers 15 to 29 years of age attending school full-time are considered to be in a transitional stage of life and therefore not in core housing need (BC Housing 2013c).

Dwellings:

2011 Census Dictionary	City of Prince George Zoning Bylaw
Single-detached house – 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. A mobile home fixed permanently to a foundation is also classified as a single-detached house.	Housing, Single Detached: a building containing only 1 dwelling exclusively used for occupancy by 1 household, except where permitted by this Bylaw a **secondary suite** may be within a single detached home. This use includes manufactured homes that conform to the CSA A277 standards.
Semi-detached house – 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 dwellings either above it or below it, and the two units together have open space on all sides.	Housing, Two-Unit: a building designed exclusively to accommodate two households living independently in separate primary dwellings above, below, or beside each other. This type of development is designed and constructed as two dwellings at initial construction. It does not include a secondary suite.
Row house – One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses.	Housing, Row: a development containing three or more dwellings with a separate individual, direct access at grade that shares no more than two party walls with adjacent dwellings. No part of any dwelling is placed over another in part or whole. It may contain semi-detached housing.
Apartment or flat in a duplex – One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.	Secondary Suite: An accessory, self-contained dwelling within a single detached house, exclusively used for occupancy by one household that complies with the requirements of this bylaw.
Apartment in a building that has five or more storeys – A dwelling unit in a high-rise apartment building which has five or more storeys.	Housing, Apartment: any physical arrangement of attached dwellings, intended to be occupied by separate households, which does not conform to the definition of any other residential use class.
Apartment in a building that has fewer than five storeys – A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.	
Other single-attached house – A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., a store or a church) or occasionally to another residential structure (e.g., an apartment building).	
Mobile home – A single dwelling, designed and constructed to be transported on its own chassis	

and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation pad and may be covered by a skirt.	
Other movable dwelling – 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.	

Downtown: The area generally bounded to the north by First Avenue/Third Avenue, to the east by Queensway, to the south by Patricia Boulevard and 12th Avenue, and to the west by Winnipeg Street (City of Prince George 2011a).

Greenfield: An undeveloped tract of land or site (City of Prince George 2012b).

Hospitality services: Meals, housekeeping, laundry, social and recreational opportunities, and a 24-hour response system (Northern Health 2013a).

Hospitality services: As defined in section 1 of the *Community Care and Assisted Living Act*, means "meal services, housekeeping services, laundry services, social and recreational opportunities and a 24-hour emergency response system" (BC Ministry of Health 2013).

Housing: See Dwellings

Income levels: Income levels may be measured in quintiles (fifths). The lowest quintile includes incomes below the Low Income Cutoffs. The third quintile constitutes middle incomes. The fifth quintile constitutes high incomes. (LaRochelle-Cote *et al.* 2008).

Infrastructure: For this report, infrastructure includes roads and sidewalks, bridges and underpasses, water system, sanitary system, storm drainage system, utility facilities, street lights, and signals (excerpted from City of Prince George 2012a).

Low income(s): Income levels at which families or persons not in economic families spend 20% more than average of their before tax income on food, shelter and clothing (Statistics Canada 2006b).

Low Income Cutoff (LICO): The income threshold at which families are expected to spend 20 percentage points more than the average family on food, shelter, and clothing. Twenty percentage points are used on the basis that a family spending 20% more than the average would be in 'straitened circumstances'. LICOS vary depending on the size of the household and the population of the community (Statistics Canada 2006b).

Low income measure, after tax: The income threshold is half the Canadian median of after-tax household income. The income has been adjusted to account for household size. Persons in households with a household income below this threshold are considered to be in low income (Statistics Canada 2013a).

Manufactured Home: A residential structure constructed in a factory and labeled as conforming to or exceeding CSA Z240 Series standard. The structure consists of a single unit or two units attached side by side (double-wide). It is commonly referred to as a "mobile home" because each unit has a steel sub-frame to permit it to be transported on an undercarriage (City of Prince George 1993).

Manufactured Home Park: A site specifically designed for the serviced installation of two or more manufactured homes on individual manufactured home spaces. The site may be unsubdivided with spaces available for a rental charge, or subdivided under the Condominium Act (City of Prince George 1993).

Modular Housing: Modular housing has been used extensively for seniors' rental housing developments as it allows construction to take place in a factory with less dependence on weather conditions. The modular units meet EnerGuide 80 standards and are designed to be easily accessible for seniors and people with disabilities. This includes room sizes that allow for wheelchair access and maneuvering, shelves and light switches at an accessible height and bathroom grab bars or step-in showers (Canada British Columbia 2012).

Mobility limitations: Difficulty walking 500 metres, climbing up or down a flight of stairs of about 12 steps without resting, carrying an object of 5 kg for 10 metres, standing in line for 20 minutes, or moving about from one room to another (Statistics Canada 2007b).

Neighbourhood Plans: Neighbourhood Plans provide clear and comprehensive land use vision for larger tracts of land greater than 40 ha to provide certainty for residents, land owners, the community as a whole, and developers regarding how an area may be developed. Neighbourhood Plans are policy documents intended to guide land use decisions over time, and strive to balance social, environmental and economic factors (City of Prince George 2013b).

Non-market Housing: Affordable housing developed with government assistance, which may or may not include ongoing subsidy, and which rents or sells for below market value, at amounts affordable to low-income households (City of Prince George 2012b).

Personal assistance: Assistance with daily activities that help a person remain independent. Personal assistance can be provided at the support level or the prescribed level. An assisted living operator may provide personal assistance at the prescribed level in only two service areas — e.g., activities of daily living and medication assistance. The operator may provide assistance in any number of service areas at the less intensive support level. Also known as personal care (BC Ministry of Health 2013).

Personal assistance services: May include assistance with tasks like bathing, grooming, dressing and mobility (Northern Health 2013a).

Rancher: Bungalow single family dwelling – may have a basement as long as only one floor is visible from the highway and provided that the majority of sleeping areas and all living areas such as the kitchen, dining room, living room and family room are all on that floor visible from the highway (University Heights Detached Single-Family Strata Guidelines 2013).

Rent-Geared-to-Income (RGI): In social housing, many people with low or modest incomes pay 30% of gross household income toward the rent/housing charge, which is called rent-geared-to-income, or RGI, housing (BC Housing 2013).

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner occupied units are not included in the rental building unit count (CMHC 2013).

Seniors: Persons aged 65 and over. (Turcotte and Schellenberg 2007).

Seniors' rental housing: An affordable housing option for British Columbians age 55 and older or for persons with disabilities. Most low-income seniors and persons with disabilities will pay 30% of the household income on rent. However, as there is no ongoing operating subsidy, the non-profit operators also offer housing units to those at a higher range of income levels to ensure that they are able to meet their operating costs. Eligible individuals: seniors age 55 and older who are able to live independently; couples where at least one person is age 55 or older; eligible adults with disabilities under age 55 (BC Housing 2013d).

Shelter Aid for Elderly Renters (SAFER): Rent subsidy provided to eligible people aged 60 and over in BC with incomes less than a specified maximum. Rents are subsidized to specified maximum levels. In northern BC the maximum gross monthly income for a single person is $2,033 and the maximum rent that can be subsidized is $610 (BC Housing 2013e).

Shelter allowance: A monthly allocation of $375 provided by the BC government to individuals on social assistance or disability assistance. The allocation was last increased in 2007 from $325. Shelter allowance amounts increase with family size. The maximum shelter allowance is $820 per month for a seven-personal household unit. Shelter increments are increased by an additional $35 for each additional dependent after unit size 7 (BC Ministry of Social Development and Social

Innovation 2013). The allowance is to assist with the costs of shelter, which include rent; utility costs such as hydro; heat; fuel for heating or cooking; and basic telephone cost (notice from MEIA to a participant on disability assistance, in Hogan 2009).

Special needs: Affordable supportive or transitional housing for persons requiring ongoing or temporary support to remain in their homes. This may include, but not limited to, seniors housing and accessible housing (City of Prince George 2012b).

Suitable housing: Housing with enough bedrooms for the size and composition of the family according to National Occupancy Standards (CMHC 2007b).

Visitable Housing 1: A home with at least one no-step ground floor entrance, wider passage doors and a ground floor bathroom that allows a person using a wheelchair to enter and close the door (City of Prince George 2012b).

Visitable Housing 2: At least one no-step first storey entrance; adequate passage doors on the first storey to a visitable bathroom; a bathroom on the first storey that allows a person using a wheelchair to enter and close the door; *adequate access (doorways and hallways) to a living room or living space on the first storey floor*. (City of Prince George 2011b).

5. Appendix B: Publications Related to Prince George Housing Needs, 1993-2012

1993 City Spaces Consulting Ltd. Prince George Housing Needs Research Report.

1996 Community Planning Council of Prince George. A Time for Action: A report on the issues of downtown revitalization in Prince George.

1996 Baldwin, M. 1996. Converting underutilized, upper-storey commercial space to low or moderate income to residential use.

1997 Hubley et al. Seniors. In Report on the Quality of Life in Prince George.

1999 Sampson, P. Affordable Housing and Low Income Households in Prince George.

2001 Michalos et al. Health and Other Aspects of the Quality of Life of Older People.

2001 Prince George Task Force and Community Action Committees. North of 65 Years: Report of the research into health services for seniors in the Northern Interior Health Region of British Columbia.

2001 Community Housing Land Trust Foundation. Linking Affordable Housing Policies to Usage: Case Studies of Municipalities in BC.

2002 Watson-Sutton, J. and T. Healy. Seniors' Health Profile Summary: Northern Interior Health Region, 2000-2001.

2003 Prince George Community Partners Addressing Homelessness. Prince George Community Plan, updated November 2003.

2003 Prince George Housing Coalition. Legalizing Secondary Suites: A study for Prince George.

2004 Stuart Adams & Associates Planning Consultants. Measuring Trends in the Fraser-Fort George Regional District.

2005 Hanlon, N. and G. Halseth. The Greying of Resource Communities in Northern British Columbia: Implications for health care delivery in already-underserviced communities.

2005 Community Planning Council of Prince George. Literature Review: Report to the Prince George Independent Living Complex Society – September 2005.

2005 Plamondon, K. and D. Hemingway. When Advocacy Is a Necessity.

2005 Hogan, A. Seven Steps Up, Seven Steps Down: Seniors' guide to housing and residential care in Prince George.

2007 Michalos et al. Health and Quality of Life of Older People: A replication after six years.

2007 Hebert, L. Prince George Urban Aboriginal Housing: A discussion paper.

2009 Hogan, A. Housing, Health, and Social Inclusion of Older People on Low Income in Prince George, BC.

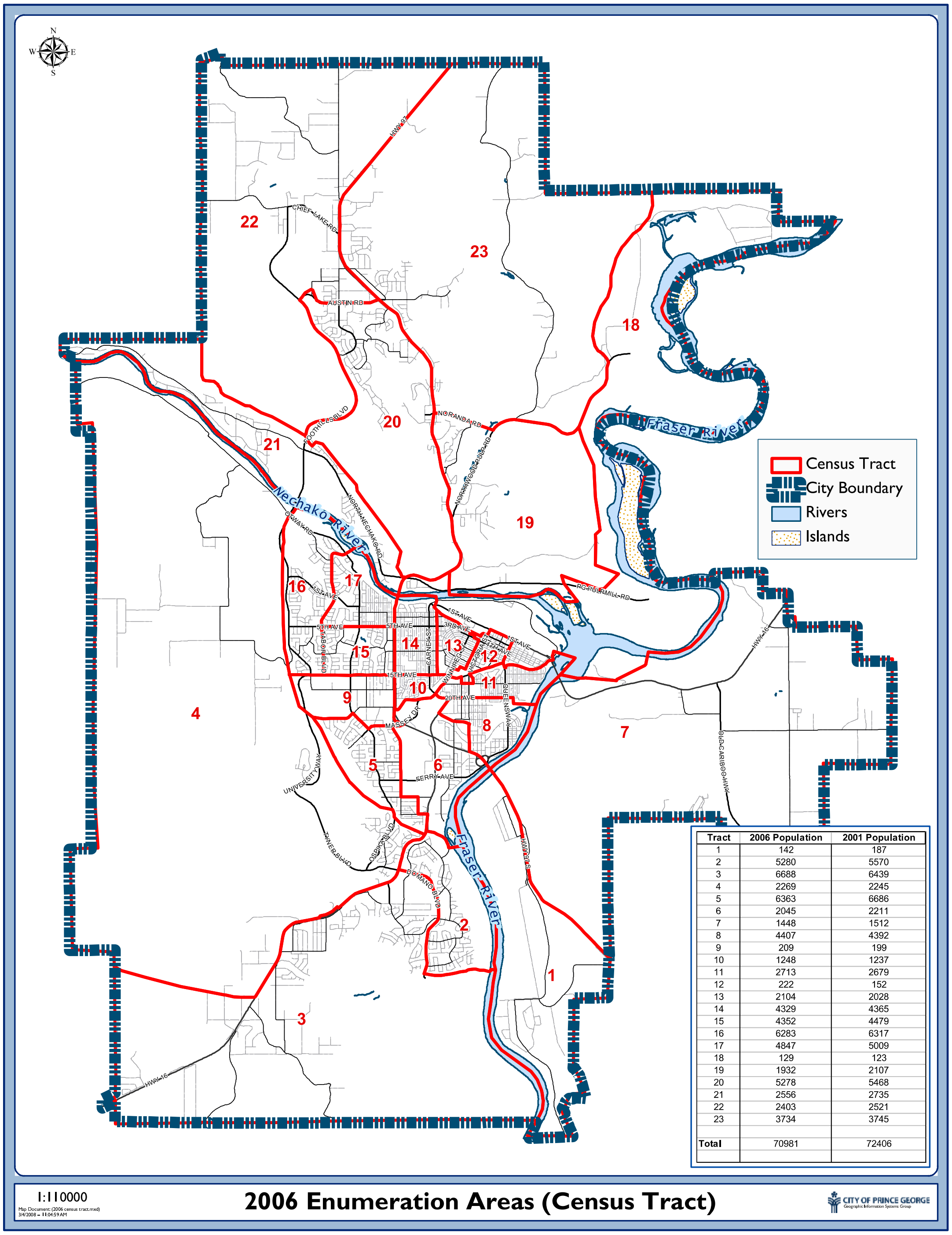
2010 Prince George Community Partners Addressing Homelessness. Prince George Homeless Count, May 16 and 17, 2010.

2010 Wagner, S., M. Shubair, and A. Michalos. Surveying Older Adults' Opinions on Housing: Recommendations for policy.
2011 Hogan, A. Seniors in Apartments: Housing demonstration project.
2011 SPARC BC. Knowledge for Action: Hidden Homelessness in Prince George, Kamloops Kelowna, Nelson and Nanaimo.
2012 Conroy, R. 2012. Housing Affordability Study Northern BC – 2011.

6. Appendix C: Study Areas: Census Tracts and Neighbourhoods

Study Area/Census Tract	Neighbourhood
Blackburn	
B1	Old Cariboo Hwy
B7	Blackburn
East Bowl	
E6	Van Bien
E8	Carney Hill/South Fort George
E10	Seymour
E11	Millar/Vanbow
E12	Downtown
E13	Crescents
E14	Harwin/Central Fort George
West Bowl	
W5	Pinewood
W9	Foothills West
W15	Spruceland
W16	Heritage
W17	Quinson
North of Nechako	
N18	Fraser Flats
N19	Aberdeen
N20	Hart West
N21	North Nechako
N22	Foothills North
N23	Upper Hart East
College Heights	
C2	College Heights
Westgate	
WG3	Westgate
Tyner/Cranbrook	
T4	Tyner/Cranbrook

Figure 6-1: Census Tracts 2006



Tract	2006 Population	2001 Population
1	142	187
2	5280	5570
3	6688	6439
4	2269	2245
5	6363	6686
6	2045	2211
7	1448	1512
8	4407	4392
9	209	199
10	1248	1237
11	2713	2679
12	222	152
13	2104	2028
14	4329	4365
15	4352	4479
16	6283	6317
17	4847	5009
18	129	123
19	1932	2107
20	5278	5468
21	2556	2735
22	2403	2521
23	3734	3745
Total	70981	72406

7. Appendix D: Study Area Profiles

7.1 East Bowl

East Bowl boundaries include the Fraser and Nechako Rivers and Highway 97/the Bypass. This sector includes the oldest neighbourhoods in the City – such as the Crescents, Millar Addition, and Vanbow – dating back to incorporation in 1915. Many neighbourhoods in the East Bowl are laid out in a grid pattern and include back lanes. These areas are currently under consideration for rezoning to increase densities by encouraging single-family housing on narrow lots with laneway access (City of Prince George 2013c). A neighbourhood plan was prepared for the Crescents in 2003, in order to guide development of this historic area located strategically within the heart of the city (City of Prince George 2013b).

The East Bowl summary data for population and dwellings are shown in (Figure 7-1). In some cases, information is drawn from census tract data for 2001 and 2006 because census tract data for 2011 are not available. 2006 data for census tract 12, Downtown, are suppressed for Aboriginal and visible minority populations because of very small numbers.

Figure 7-1: East Bowl Summary Data

Characteristic	2001	2006	2011	Change	% Change
Total Population	**17,140**		**16,275**	**-865**	**-5.0%**
Aged 0 to 14	3,020		2,440	-580	-19.2%
Aged 15 to 64	11,815		11,105	-710	6.0%
Aged 65 and over	2,305		2,730	425	18.4%
Aboriginal identity population	2,985	3,390		405	13.6%
Visible minority population	850	605		-245	-28.8%
Total households	**7,635**		**7,620**	**-15**	**-0.2%**
One- and two-person Households	5,285		5,620	335	6.3%
Total private dwellings	**7,645**		**7,635**	**-10**	**-0.1%**
Single detached dwellings	3,775		3,410	-365	-9.7%
Apartments including dwellings with secondary suites	2,375		2,945	570	24.0%
Owned dwellings	3,855	3,930		75	1.9%
Rented dwellings	3,795	3,220		-490	-6.4%

Source: Statistics Canada 2001, 2006, and 2012c; CHASS Canadian Census Analyser 2013.

7.2 West Bowl

West Bowl boundaries consist of the Nechako River to the north, Central Street and Westwood Boulevard to the east, and the Cranbrook Hill escarpment to the west and south. Areas within the West Bowl were brought within City boundaries between 1958 and 1972 (Llewellyn 1991). The area includes one older neighbourhood and several "newer" neighbourhoods developed in the 1970s including Spruceland, Heritage, and Highglen, all located north of 15th Avenue.

Quinson, the oldest neighbourhood in the study area, is situated between Central and Ospika, and between the Nechako River and 5th Avenue. Streets are laid out in a grid pattern with back lanes. This neighbourhood is currently under consideration for rezoning to increase densities by encouraging single-family housing on narrow lots with laneway access (City of Prince George 2013c).

The City has adopted two development plans in the West Bowl. The first is a Smart Growth Development Concept for a City-owned site at 5th and Tabor (City of Prince George 2013b). This is an infill development to increase density in the urban core of Prince George. The second is the Golf Course – Pine Centre Neighbourhood Plan. The intent of the Plan is "to provide certainty to the general community, land owners, and developers respecting the appropriate land use and development of this key property at the intersection of Highways 16 and 97" (City of Prince George 2013c).

Figure 7-2: West Bowl Summary Data

Characteristic	2001	2006	2011	Change	% Change
Total Population	**22,695**		**22,155**	**-540**	**-2.4%**
Aged 0 to 14	4,850		3,905	-945	-19.5%
Aged 15 to 64	16,235		15,755	-480	-3.0%
Aged 65 and over	1,600		2,475	875	54.7%
Aboriginal identity population	2,050	2,295		245	12.0%
Visible minority population	2,155	2,390		235	10.9%
Total households	**8,520**		**9,030**	**510**	**6.0%**
One- and two-person Households	4,650		5,625	975	21.0%
Total private dwellings	**8,520**		**9,030**	**510**	**6.0%**
Single detached dwellings	5,490		5,250	-240	-4.4%
Apartments including dwellings with secondary suites	1,945		2,165	825	42.4%
Owned dwellings	5,450	5,590		140	2.6%
Rented dwellings	3,065	3,210		145	4.7%

Source: Statistics Canada 2001, 2006, and 2012c; CHASS Canadian Census Analyser 2013.

7.3 Tyner/Cranbrook

The Tyner Cranbrook area boundaries are the Nechako River, the Cranbrook Hill escarpment, and Highway 16 West. The area encompasses a variety of housing including farms and large acreages on Cranbrook Hill, the University of Northern British Columbia, and undeveloped forested lands along Tyner Boulevard. It also includes subdivisions between Ospika Boulevard and Highway 16 West that were established in the 1960s and 1980s (Canadian Federation of University Women 2005. Tyner/Cranbrook became part of the City in 1975 (Llewellyn 1999). New development on forested lands is currently underway to build subdivisions along Tyner Boulevard as part of the University Heights Neighbourhood Plan (City of Prince George 2013b). The Plan calls for development of housing, roads, trails, and parks that integrate the 2001 Official Community Plan, the Trails Master Plan, Smart Growth principles, Winter Cities and Healthy Communities design guidelines.

Figure 7-3: Tyner/Cranbrook Summary Data

Characteristic	2001	2006	2011	Change	% Change
Total Population	**2,250**		**2,330**	**65**	**8.2%**
Aged 0 to 14	465		425	-40	-8.6%
Aged 15 to 64	1,665		1,650	-15	-0.9%
Aged 65 and over	130		245	115	88.5%
Aboriginal identity population	160	195		35	21.9%
Visible minority population	285	350		65	22.8%
Total households	**790**		**855**	**65**	**8.2%**
One- and two-person Households	405		460	55	13.6%
Total private dwellings	**790**		**855**	**65**	**8.2%**
Single detached dwellings	625		605	-20	-3.2%
Apartments including dwellings with secondary suites	105		185	80	76.2%
Owned dwellings	600	700		100	16.7%
Rented dwellings	190	100		-90	-47.4%

Source: Statistics Canada 2001, 2006, and 2012c; CHASS Canadian Census Analyser 2013.

7.4 North of Nechako

North of the Nechako area boundaries consist of the Nechako and Fraser Rivers to the south and east and the city limits to the north and west. The area includes strip industrial and commercial development along the Hart Highway as well as suburban and rural subdivisions. The area north of the Nechako became part of the City of Prince George in 1975. The City has since extended municipal services to large parts of the area. However, residents of several neighbour-hoods still rely on individual wells and sewage disposal systems.

Two neighbourhood plans have been developed in the area. The first is the 2011 Glenview Crescents Neighbourhood Plan. The plan:

> "… consists of a new residential neighbourhood within the 63 hectares of undeveloped land immediately east of the Ranchland, Emerald Estates and Northside Park neighbourhoods in the Hart. The Plan was prepared by L&M Engineering Limited for a single land owner. The Plan strives to balance the desires of residents with environmental considerations as well as economic realities" (City of Prince George 2013b).

The second plan is the Wessner Heights Neighourhood Plan, developed in 2004 by L & M Engineering for the Land and Water British Columbia Incorporated (City of Prince George 2013b). The plan proposes the development of undeveloped Crown land located at the north end of Foothills Boulevard.

Figure 7-4: North of Nechako Summary Data

Characteristic	2001	2006	2011	Change	% Change
Total Population	**16,660**		**16,030**	**-630**	**-3.8%**
Aged 0 to 14	3,845		3,255	-590	-15.3%
Aged 15 to 64	11,855		11,425	-430	-3.6%
Aged 65 and over	960		1,350	390	40.6%
Aboriginal identity population	1,165	1,235		70	6.0%
Visible minority population	360	335		-25	-6.9%
Total households	**5,940**		**6,375**	**435**	**7.3%**
One- and two-person Households	2,955		3,765	810	27.4%
Total private dwellings	**5,940**		**6,375**	**435**	**7.3%**
Single detached dwellings	4,125		4,495	370	9.0%
Apartments including dwellings with secondary suites	225		325	100	44.4%
Owned dwellings	5,055	5385		330	6.5%
Rented dwellings	885	630		-255	-28.8%

Source: Statistics Canada 2001, 2006, and 2012c; CHASS Canadian Census Analyser 2013.

7.5 Blackburn

Blackburn boundaries consist of the Fraser River to the west and city limits to the north, east, and south. The area is named after the Blackburn farming family who settled there in 1919 (Canadian

Federation of University Women 2005). Blackburn consists largely of farmland, small acreages, and two manufactured home parks, along with Prince George Airport. Blackburn was amalgamated with the City of Prince George in 1975. Development in Blackburn has been limited to date. However, this may change with the implementation of the Airport Light Industrial Plan, which was approved in 2008 (City of Prince George 2013).

Figure 7-5: Blackburn Summary Data

Characteristic	2001	2006	2011	Change	% Change
Total Population	**1,695**		**2,075**	**380**	**22.4%**
Aged 0 to 14	395		290	-105	-26.6%
Aged 15 to 64	1,140		1,580	440	38.6%
Aged 65 and over	140		220	80	57.1%
Aboriginal identity population	165	195		30	18.2%
Visible minority population	25	45		20	80.0%
Total households	**645**		**755**	**110**	**17.1%**
One- and two-person Households	360		505	145	40.3%
Total private dwellings	**645**		**755**	**110**	**17.1%**
Single detached dwellings	470		485	15	3.2%
Apartments including dwellings with secondary suites	5		10	5	100.0%
Owned dwellings	565	585		20	3.5%
Rented dwellings	85	40		-45	-52.9%
Other (including movable dwellings)	155		250	95	61.3%

Source: Statistics Canada 2001, 2006, and 2012c; CHASS Canadian Census Analyser 2013.

7.6 College Heights

The boundaries of College Heights include Highway 16 west to the north, Malaspina Avenue to the south, the Fraser River to the east, and Domano Boulevard to the west. The area was amalgamated with the City of Prince George in 1975. It consists primarily of residential subdivisions developed in the 1970s by the Roman Catholic Episcopal Corporation (Llewellyn 1999). Residential subdivision construction is underway at the southern portion of the area as part of the 2006 Fraser River Benchlands (Creekside) Neighbourhood Plan (City of Prince George 2013b).

Figure 7-6: College Heights Summary Data

Characteristic	2001	2006	2011	Change	% Change
Total Population	**5,570**		**5,245**	**-325**	**-5.8%**
Aged 0 to 14	1,290		1125	-165	-12.8%
Aged 15 to 64	4,115		3745	-370	-9.0%
Aged 65 and over	145		400	255	175.9%
Aboriginal identity population	230	520		290	126.1%
Visible minority population	240	60		-180	-75.0%
Total households	**1,870**		**1,945**	**75**	**4.0%**
One- and two-person Households	780		1,040	260	33.3%
Total private dwellings	**1870**		**1945**	**75**	**4.0%**
Single detached dwellings	1640		1690	50	3.0%
Apartments including dwellings with secondary suites	75		105	30	40.0%
Owned dwellings	1640	1,705		65	4.0%
Rented dwellings	225	180		-45	-20.0%

Source: Statistics Canada 2001, 2006, and 2012c; CHASS Canadian Census Analyser 2013.

7.7 Westgate

Westgate boundaries consist of Highway 16 to the north, Domano Boulevard to the East, and the city limits to the west and south. The area was amalgamated with the City in 1975. The area consists of older, large-lot subdivisions dating before 1975, big-box retail stores. New residential subdivisions are currently under development as part of the 2007 Ospika South Neighbourhood Plan (City of Prince George 2013b).

Figure 7-7: Westgate Summary Data

Characteristic	2001	2006	2011	Change	% Change
Total Population	6,440		7,625	1,185	18.4%
Aged 0 to 14	1,555		1,670	115	7.4%
Aged 15 to 64	4,605		5,305	700	15.2%
Aged 65 and over	270		660	390	144.4%
Aboriginal population	405	375		-30	-7.4%
Visible minority	420	395		-25	-6.0%
Total households	2,190		2,685	495	22.6%
One- and two-person households	975		1,320	345	35.4%
Total private dwellings	2,190		2,685	495	22.6%
Single detached dwellings	1,710		2,100	390	22.8%
Apartments including dwellings with secondary suites	110		165	55	50.0%
Other single attached dwelling (including movable)	190		240	50	26.3%
Owned dwellings	1,915	2,135		220	11.5%
Rented dwellings	270	190		-80	-29.6%

Source: Statistics Canada 2001, 2006, and 2012c; CHASS Canadian Census Analyser 2013.

8. Appendix E: Split Entry House Design

Figure 8-1: Split Entry House Design

9. Appendix F: Rancher with Level Entry

Figure 9-1: Rancher with Level Entry

10. Appendix G: Pocket Neighbourhoods

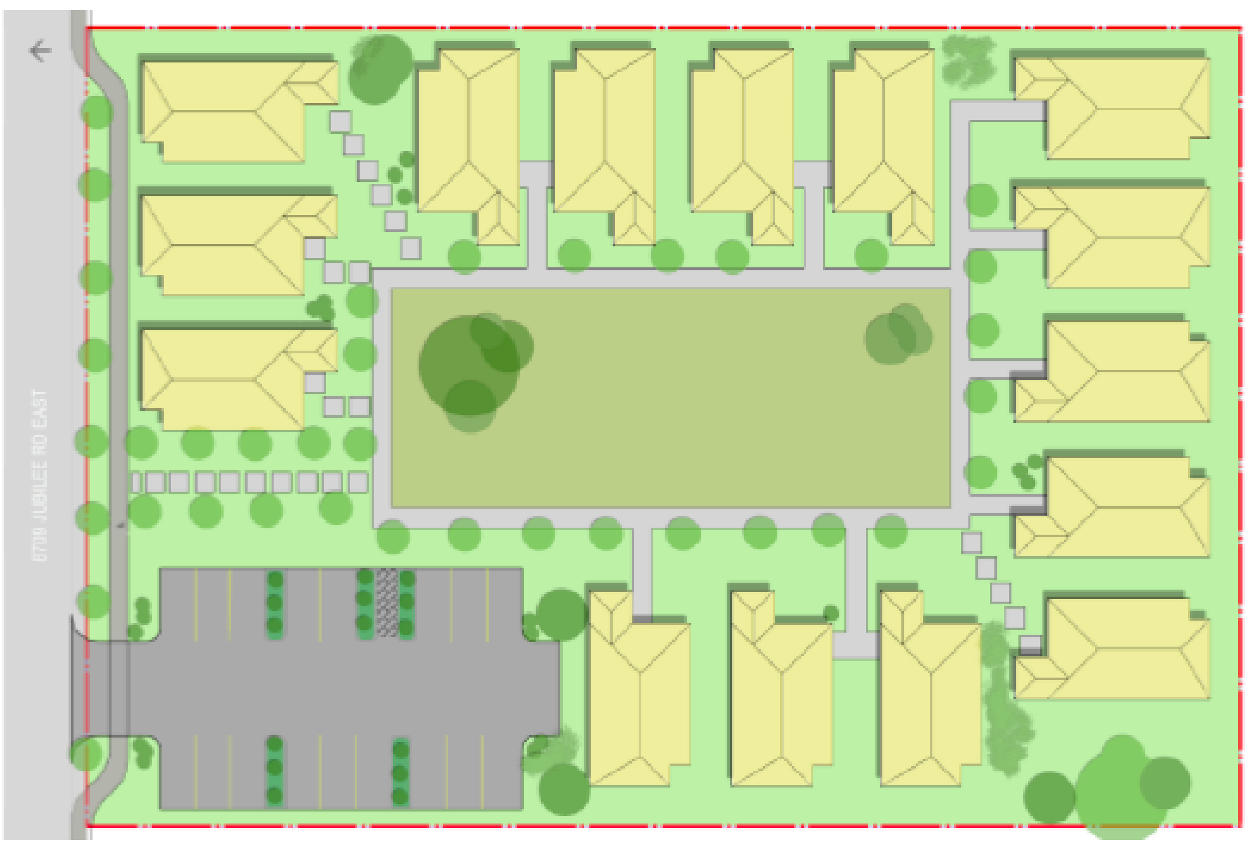


Photo and plan: CitySpaces Consulting

11. Appendix H: Non-Market/Affordable Housing: Selected Case Studies

11.1 Kamloops United Church

- 56 strata title units ranging from studio to 3 bedrooms
- 41 units are affordable units
- Available for purchase by home buyers with household incomes less than $85,000/year
- Client groups: singles, couples, families
- 414 sq. ft. to 1,060 sq. ft.
- $165,000 for studio to under $350,000 for 3-bedroom, before taxes
- Affordable units went on sale in June 2013
- Buyers don't have to meet usual down payment requirements
- Church will carry 10% of purchase price as second mortgage
- Church members contributed almost $900,000 to help meet overall phased construction costs
- BC Housing Community Partnership Initiative (CPI) construction financing
- No ongoing subsidies

11.2 Pembroke Mews, Victoria

- Derelict industrial building converted to a 25-unit rental apartment complex
- Studio and 1-bedroom apartments, located above ground-floor retail and laundry facilities
- Client group: Single working adults with moderate to low incomes
- Incomes: Gross incomes of $33,500 or less
- Rents: $580 to $750; the only source of income for the building
- Partners: Knappett Projects Inc. and Greater Victoria Housing Society
- Funding: $780,000 in grants and donations from City of Victoria, Capital Regional District, United way, Coast Capital Savings, Home Depot
- BC Housing: Community Partnership Initiative (CPI) mortgage financing: $1.95 million
- CMHC Residential Rehabilitation Assistance (RRAP) funding: $600,000
- CMHC Seed Funding and Proposal Development Funding

11.3 Harmony Housing, Abbotsford

- 11 affordable ownership townhouse units in 2 buildings
- 2- and 3-bedroom units with "finishable area" bachelor suites as mortgage helpers
- The ground level suites all have sidewalk access

- Client group: working families paying more than 30% of household income on housing; annual incomes less than $60,000
- Bachelor suites developed with CMHC RRAP assistance; rented to seniors or persons with disabilities
- Developer: Van Maren Group of Companies
- City of Abbotsford: donation of land at 20% of market value, rezoned land, development permit for variances in on-site parking and reduced setbacks between buildings
- CMHC: Proposal Development Funding, RRAP
- Long term affordability covenants on the 11 units

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